

**Dane County Board of Supervisors
Amending Chapter 10 of the Dane County Code of Ordinances
Zoning Map Amendment Petition 11893**

Dane County Board of Supervisors does ordain as follows:

The Zoning Districts Maps as referenced under Dane County Code of Ordinance Section 10.200(4) shall be amended as follows:

Town Map: Town of Springdale

Location: Section 5

Zoning District Boundary Changes

AT-35 TO LC

Located in the SW ¼ of the NW ¼ of Section 5, Town 6 North, Range 7 East, Town of Springdale, Dane County, Wisconsin, more specifically described as follows: Commencing at the NW corner of Section 5, T6N, R7E, S 01°00'12" W along the west line of said Section 5, 1482.91 feet; thence S 88°59'48" E, 1056.14 feet; thence N 32°01'34" E, 57.66 feet to the point of beginning. Thence continuing N 32°01'34" E, 96.00 feet; thence N 82°57'52" E, 155.15 feet; thence S 07°02'08" E, 100.20 feet; thence S 38°53'59" W, 156.00 feet; thence N 44°41'59" W, 169.47 feet to the point of beginning. This described parcel contains 29,722 square feet or 0.68 acres.

CONDITIONAL ZONING

Conditional zoning is hereby imposed pursuant to Section 10.101(8)(d) of the Dane County Code of Ordinances. The rezoned area shall be subject to the following conditions.

DEED RESTRICTION REQUIRED

This amendment will be effective if within 90 days of its adoption by Dane County the owner or owners of the land record the following restriction(s) on said land:

1. A deed restriction shall be recorded on the zoning boundary stating the following limitations:
 - a. The hours of operation for businesses shall be limited to: Monday-Friday 6 AM to 6 PM and Saturday 6 AM to noon.
 - b. There shall be a maximum of 3 employees per business.
 - c. Six parking stalls shall be provided as depicted on the site plan for the businesses.
 - d. Signs are prohibited on the property.
 - e. Retail sales are prohibited on the property.
 - f. Indoor storage of materials shall be associated with contracting business only. Personal storage or rental storage facilities is prohibited on the property.

- g. Any outdoor lighting shall conform to the Town of Springdale's Dark Sky Ordinance.
- h. The business spaces shall not be used as a dwelling or as a living space.
- i. The on-site septic system shall be approved by Dane County Public Health. The system shall be maintained in compliance with applicable regulations.
- j. An address shall be assigned to the building and posted on the building.

Said restriction(s) shall run in favor of Dane County and the pertinent Town Board(s) as well as the owners of land within 300 feet of the site. Failure to record the restriction(s) will cause the rezone to be null and void. A copy of the recorded document shall be submitted to Dane County Zoning.