

**Dane County Board of Supervisors  
Amending Chapter 10 of the Dane County Code of Ordinances  
Zoning Map Amendment Petition 11526**

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 Mazomanie

**Location:** Section 12

**Zoning District Boundary Changes**

**FP-35 to TRF-08**

A part of the Northwest Quarter of the Southwest Quarter of Section 12, Town 8 North, Range 6 East, Town of Mazomanie, Dane County, Wisconsin, described as follows: Commencing at the Southwest corner of Section 12; thence North 00°04'36" East along the West line of the Southwest Quarter of Section 12, 1,461.60 feet to the point of beginning; thence continuing North 00°04'36" East along the West line of the Southwest Quarter of Section 12, 425.15 feet to a point in the centerline of State Trunk Highway 19; thence Northeasterly along a 650.00 foot radius curve to the left in the centerline of State Trunk Highway 19 having a central angle of 12°15'56" and whose long chord bears North 62°44'35" East, 138.88 feet; thence North 56°36'37" East along the centerline of State Trunk Highway 19, 142.49 feet; thence North 54°41'44" East along the centerline of State Trunk Highway 19, 159.43 feet; thence Northeasterly along a 4,962.47 foot radius curve to the left in the centerline of State Trunk Highway 19 having a central angle of 03°04'09" and whose long chord bears North 53°09'40" East, 265.79 feet; thence North 51°37'35" East along the centerline of State Trunk Highway 19, 26.13 feet; thence South, 834.89 feet; thence West, 606.32 feet to the point of beginning. Containing 372,613 square feet, (8.55 acres), more or less.

**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. The construction of a duplex is prohibited on the TFR-08 lot.
2. The TFR-08 lot shall be prohibited on being re-divided into additional lots.
3. A deed restriction shall be recorded on parcels 0806-114-9500-2, 0806-114-8330-0, and 0806-123-8501-0 to prohibit further residential development on the remaining FP-35 Farmland Preservation zoned land. The housing density rights for the original farm have been exhausted.

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.

#### CERTIFIED SURVEY REQUIRED

The above listed description/s is/are intended to describe land for which a certified survey map will be prepared for approval and recorded. Within 90 days of rezoning approval by Dane County, a *final* certified survey map that describes the land to be rezoned shall be prepared in accordance with all applicable provisions of Chapter 236 Wisconsin Statutes and Chapter 75 Dane County Code of Ordinances, and submitted to the Dane County Zoning Division. Upon submission of the final certified survey map, the Zoning and Land Regulation Committee, or its authorized representative, shall, within 30 days, approve, approve conditionally, or reject the certified survey map. **Failure to submit the final certified survey within the 90 day period and/or failure to record the survey with the Dane County Register of Deeds will cause the rezone to be null and void. Two copies of the recorded survey shall be submitted to Dane County Zoning.**