

**Dane County Board of Supervisors  
Amending Chapter 10 of the Dane County Code of Ordinances  
Zoning Map Amendment Petition # 12137**

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 22

**Zoning District Boundary Changes**

**FP-35 to FP-1**

Part of the SE 1/4 of the SE 1/4, Section 22, T09N, R06E, Town of Mazomanie, Dane County, Wisconsin more fully described as follows:

Commencing at the SE corner of said Section 22, THENCE North 89 degrees 52 minutes 09 seconds West for a distance of 444.19 feet along the south line said SE 1/4, to the point of beginning. THENCE North 89 degrees 52 minutes 09 seconds West for a distance of 726.35 feet along said south line; THENCE North 00 degrees 06 minutes 00 seconds East for a distance of 853.18 feet to the center line of C.T.H. "Y"; THENCE North 75 degrees 28 minutes 18 seconds East for a distance of 239.96 feet along said centerline; THENCE South 00 degrees 13 minutes 09 seconds West for a distance of 434.15 feet; THENCE North 76 degrees 20 minutes 46 seconds East for a distance of 199.97 feet; THENCE North 00 degrees 00 minutes 50 seconds West for a distance of 203.00 feet; THENCE South 89 degrees 45 minutes 08 seconds East for a distance of 100.11 feet; THENCE South 00 degrees 08 minutes 37 seconds West for a distance of 220.37 feet to the SW corner C.S.M. #447; THENCE North 75 degrees 29 minutes 01 seconds East for a distance of 207.02 feet to the SE corner of C.S.M. #991; THENCE South 00 degrees 00 minutes 00 seconds East for a distance of 562.18 feet to the point of beginning.

**FP-35 to RR-4**

Part of the SE 1/4 of the SE 1/4, Section 22, T09N, R06E, Town of Mazomanie, Dane County, Wisconsin more fully described as follows:

Beginning at the SE corner of said Section 22; THENCE North 89 degrees 52 minutes 09 seconds West for a distance of 444.19 feet along the south line said SE 1/4; THENCE North 00 degrees 00 minutes 00 seconds East for a distance of 562.18 feet to the SE corner of C.S.M. #991; THENCE North 00 degrees 12 minutes 43 seconds East for a distance of 481.07 feet along the east line of said C.S.M. #991 to the center line of C.T.H. "Y"; THENCE North 75 degrees 25 minutes 06 seconds East for a distance of 458.36 feet along said center line; THENCE South 00 degrees 03 minutes 31 seconds West for a distance of 499.62 feet to the SW corner of C.S.M. #16510; THENCE South 84 degrees 44 minutes 45 seconds West for a distance of 45.33 feet; THENCE South 10 degrees 02 minutes 20 seconds East for a distance of 257.45 feet; THENCE South 00 degrees 03 minutes 31 seconds West for a distance of 402.41 feet along the east line said SE 1/4 to the point of beginning.

### 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.

1. A note shall be added to the certified survey map which states, "The property has indicators which identify the area is prone to flooding. Any crawl space or basement floor level shall have an elevation no lower than 740 feet ASL".

### 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 Lot 2 & 3 stating the following:
  - a. With Base Flood elevation at 740 feet ASL, the minimum level for a basement or crawlspace will need to be at or above 740 feet and the lowest level at or above 742 feet in order to meet development standards in the Dane County Chapter 17 Floodplain ordinance. A site grading plan shall be required with any application for a zoning permit.
  - b. This property is located adjacent to a gun club operation that was approved to operate under a conditional use permit. The landowner or future landowners are hereby notified that the gun club activity involves shooting and noise that may be of nuisance. Any development of this property should take into account the ongoing nearby gun club operation.

Said restriction(s) shall run in favor of Dane County and the pertinent Town Board(s). 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.**