

**Dane County Board of Supervisors
Amending Chapter 10 of the Dane County Code of Ordinances
Zoning Map Amendment Petition # 12260**

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 15

Zoning District Boundary Changes

HC and FP-35 to HC Heavy Commercial

A PARCEL OF LAND BEING A PART OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION FIFTEEN (15), TOWNSHIP EIGHT (8) NORTH, RANGE SIX (6) EAST, TOWN OF MAZOMANIE, DANE COUNTY, WISCONSIN CONTAINING 578,544 SQUARE FEET (13.282 ACRES) OF LAND AND BEING DESCRIBED BY: COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 15; THENCE N89°-38'-25"E 291.48 FEET ALONG THE SOUTH LINE OF THE SE1/4 OF SAID SECTION 15 TO A POINT ON THE EAST RIGHT OF WAY LINE OF STATE HIGHWAY 14 AND THE POINT OF BEGINNING; THENCE N02°-06'-47"E 91.21 FEET ALONG SAID EAST LINE; THENCE N06°-36'-21"E 207.53 FEET ALONG SAID EAST LINE; THENCE N00°-19'-49"W 182.13 FEET ALONG SAID EAST LINE TO A POINT; THENCE N89°-47'-29"E 50.00 FEET; THENCE N00°-00'-00"E 195.00 FEET; THENCE N89°-56'-11"E 626.72 FEET; THENCE S57°-20'-41"E 265.67 FEET; THENCE S02°-07'-28"W 526.61 FEET TO THE SOUTH LINE OF THE SE1/4 OF SAID SECTION 15; THENCE S89°-38'-25"W 907.07 FEET ALONG SAID SOUTH LINE 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. The lot boundary shall be adjusted to meet the highway ROW line, or (if that is not feasible for the owners) expand the gap area to provide at least 66 feet between the ROW line and the proposed lot.
2. The site shall be developed in accordance with the site plan approved as part of rezone petition #12260.
3. Landscape screening shall be required per DCCO s. 10.102(12) for the portion of the lot being expanded, specifically the western lot line along Highway 14. Such screening shall be shown on site plans submitted for the issuance of Zoning Permits.

4. Site lighting shall be installed according to the Edge Consulting Engineers lighting plan dated 3/2/2026, subject to adjustments if required by the Wisconsin DOT for the safety of the travelling public on Highway 14.
5. Refuse dumpsters shall be placed on the east side of the new office building on a concrete pad and away from public view, as proposed.

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. Applicants shall record a termination of restrictions to nullify the restrictions in recorded Register of Deeds document #4248012.
2. A deed restriction shall be recorded on the property (new CSM lot) that states the following:
 - a. Land uses on the property shall be limited exclusively to the following:
 - i. Agriculture and accessory uses (livestock not permitted) specifically: grain, agricultural, and agronomy product storage, sales, processing and related uses, including parking and storage of vehicles associated with the grain facility, and sales and storage of landscape materials, and bulk propane.
 - b. The installation of off-premise advertising signs (billboards) is prohibited on the property.

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.**