

**Dane County Board of Supervisors  
Amending Chapter 10 of the Dane County Code of Ordinances  
Zoning Map Amendment Petition 11843**

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 Deerfield

**Location:** Section 24

**Zoning District Boundary Changes**

**FP-35 to RR-1**

PART OF THE SE 1/4 OF THE NW 1/4 AND THE NE 1/4 OF THE SW 1/4 OF SECTION 24, TOWNSHIP 7 NORTH, RANGE 12 EAST, TOWN OF DEERFIELD, DANE COUNTY, WISCONSIN:

COMMENCING AT THE WEST 1/4 CORNER, SECTION 24; THENCE N89°33'25"E ALONG THE EAST -WEST 1/4 LINE, 1321.08 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, ALSO THE POINT OF BEGINNING; THENCE N00°07'47"W ALONG THE WEST LINE OF SAID 1/4 -1/4 ,267.55 FEET; THENCE N89°35'01"E, 431.31 FEET TO THE NORTHWEST CORNER OF LOT 1, DANE COUNTY CERTIFIED SURVEY MAP NUMBER 6302, THE NEXT FOUR COURSES FOLLOW SAID LOT 1 BOUNDARY; THENCE S20°42'59"W, 213.04 FEET; THENCE 10°22'40"W, 159.80 FEET; THENCE S00°10'55"W, 196.53 FEET; THENCE S00°02'04"W, 490.75 FEET TO THE CENTER OF NORTH FAIR OAK ROAD; THENCE N87°17'35"W ALONG SAID CENTERLINE, 218.26 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 240 FEET, THE LONG CHORD OF WHICH BEARS S78°50'09"W, 108.61 FEET; THENCE N00°04'39"W ALONG THE WEST LINE OF THE NE 1/4 OF THE SW 1/4, ALSO BEING PARTIALLY THE EAST LINE OF LOT 1, DANE COUNTY CERTIFIED SURVEY MAP NUMBER 11655, 783.77 FEET TO THE POINT OF BEGINNING. THE ABOVE AREA DESCRIBED CONTAINING 8.2 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.

1. The TDR-S (Transfer of Development Rights – Sending) overlay zoning district shall be assigned to the sending property (tax parcels 071224486750; 071224195010; 071224190010; 071224185009; 071224181400).
2. A deed notice shall be recorded on the four proposed residential lots indicating that they were created as part of a Transfer of Development Rights.
3. The TDR-R (Transfer of Development Rights – Receiving) overlay zoning district shall be assigned to the four proposed residential lots.
4. The petition shall be amended to zone proposed lot 1 to the RR-2 zoning district.

#### 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 on said land:

1. A deed restriction shall be recorded on the FP-35 zoned sending property prohibiting nonfarm development in accordance with town plan policies (tax parcels 071224486750; 071224195010; 071224190010; 071224185009; 071224181400).

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.**