

**Dane County Board of Supervisors  
Amending Chapter 10 of the Dane County Code of Ordinances  
Zoning Map Amendment Petition 11427**

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 4

**Zoning District Boundary Changes**

**To be Lot 1, RR-4 to RR-8**

Lot 1, Dane County Certified Survey map number 14796, being part of the NW ¼ of the SE ¼ of Section 4, T.7N., R.12E., Town of Deerfield, Dane County, Wisconsin.

**To be Lot 1, FP-35 to RR-8**

Part of the NW ¼ of the SE ¼ of Section 4, T7N., R.12E., Town of Deerfield, Dane County, Wisconsin, described as follows: Beginning at the Northeast corner of Lot 1 of Dane County Certified Survey Map number 14796; thence S08°44'34"W, 303.00 feet; thence N88°01'07"E, 396.58 feet; thence N02°44'30"W, 297.60 feet to the North line of the SE ¼; thence S88°02'33"W along said line, 1228.85 feet to the East line of State Road 73; thence S05°05'32"E along said line, 285.85 feet; thence N88°01'18"E, 300.58 feet; thence N02°53'11"W, 231.65 feet; thence N88°02'33"E, 580.52 feet to the point of beginning. Containing 5.9 acres more or less.

**To be Lot 2, RR-2 to RR-8**

Lot 2, Dane County Certified Survey map number 14796, being part of the NW ¼ of the SE ¼ of Section 4, T.7N., R.12E., Town of Deerfield, Dane County, Wisconsin.

**To be Lot 2, FP-35 to RR-8**

Part of the NW ¼ of the SE ¼ of Section 4, T.7N., R.12E., Town of Deerfield, Dane County, Wisconsin, described as follows: Beginning at the Northeast corner of Lot 2 of Dane County Certified Survey Map number 14796; thence N88°01'07"E, 396.58 feet to the East line of the NW ¼ of the SE ¼; thence S02°44'20"E along said East line, 452.95 feet; thence S89°39'49"W, 914.23 feet; thence N02°53'11"W, 64.83 feet to the Southwest corner of the aforesaid Lot 2; thence N88°02'33"E, 443.68 feet to the Southeast corner of said lot; thence N08°44'34"E, 368.77 feet to the point of beginning. Containing 5.2 acres more or less.

**To be Lot 3, RR-4 to RR-8**

Part of the NW ¼ of the SE ¼ and the SW ¼ of the SE 1/4 of Section 4, T7N, R12E., Town of Deerfield, Dane County, Wisconsin, described as follows: Lot 3, Dane County Certified Survey Map number 14796. Containing 5.4 acres

**To be Lot 3, FP-35 to RR-8**

Part of the NW ¼ of the SE ¼ and the SW ¼ of the SE 1/4 of Section 4, T7N, R12E., Town of Deerfield, Dane County, Wisconsin, described as follows: Beginning at the

Northeast corner of Lot 3 of Dane County Certified Survey Map number 14796; thence S04°10'13"W, 476.65 feet; thence N87°06'49"E, 340.98 feet; thence N02°44'30"W, 673 feet; thence S89°39'49"W, 914 feet; thence S02°53'11"E, 961 feet; thence N15°37'08"E, 381.57 feet; thence N02°53'11"W, 458 feet; thence S88°56'E, 444 feet to the point of beginning. Containing 10.2 acres more or less.

**To be Lot 4, RR-4 to RR-8**

Part of the NW ¼ of the SE ¼ of Section 4, T7N, R12E., Town of Deerfield, Dane County, Wisconsin, described as follows: Lot 4, Dane County Certified Survey Map number 14796. Containing 5.4 acres

**To be Lot 4, FP-35 to RR-8**

Part of the NW ¼ of the SE ¼ and the SW ¼ of the SE 1/4 of Section 4, T7N, R12E, Town of Deerfield, Dane County, Wisconsin, described as follows: Beginning at the Northeast corner of Lot 4 of Dane County Certified Survey Map number 14796; thence S04°10'31"W, 552.62 feet; thence N88°14'21"E, 463.11 feet; thence N02°44'30"W, 553.43 feet; thence S87°06'49"W, 340.98 feet to the point of beginning. Containing 5.4 acres more or less.

**To be Lot 5, FP-35 to FP-1**

Part of the SW ¼ of the SE ¼ of Section 4, T7N., R.12E., Town of Deerfield, Dane County, Wisconsin, described as follows: Beginning at the Southeast corner of Lot 4 of Dane County Certified Survey Map number 14796; thence N88°14'21"E, 463.1 feet; thence S02°44'20"E, 537.86 feet; thence S88°07'46"W, 998.48 feet; thence N02°53'11"W, 208.56 feet; thence S87°09'12"W, 208.51 feet; thence N02°53'11"W, 339.61 feet; thence N88°14'23"E, 736 feet to the point of beginning. Containing 13.9 acres more or less.

## CONDITIONAL ZONING

Conditional zoning is hereby imposed pursuant to Section 10.255(3)(a)2.(b) of the Dane County Code of Ordinances. The rezoned area shall be subject to the following conditions.

1. The development restriction / "environmental setback line" currently shown on lots 3 and 4 of CSM #14796 shall be depicted on the subdivision plat to acknowledge the wetland complex on the east side of the properties.
2. Amend the requested zoning district classification to RR-8 and assign FP-1 zoning to proposed lot 5.
3. Amend the zoning district boundaries as shown in the concept map submitted by the applicant's surveyor and dated 7/8/19, including the addition of 5.2 acres to proposed lot 2.
4. A subdivision plat shall be recorded with the Register of Deeds within 1 year of rezoning approval.

RECORDING OF AN APPROVED PLAT REQUIRED

The above listed description(s) is/are intended to describe land for which a subdivision plat conforming to all applicable provisions of Chapter 236 of Wisconsin Statutes and Chapter 75, Dane County Code of Ordinances will be prepared for approval and recorded. This amendment will become effective, if within one year of its approval by Dane County, a plat that described the land to be rezoned is recorded in the office of the Dane County Register of Deeds.

**Failure to record the plat will cause this amendment to be null and void. A copy of the recorded plat shall be submitted to Dane County Zoning.**