

**Dane County Board of Supervisors  
Amending Chapter 10 of the Dane County Code of Ordinances  
Zoning Map Amendment Petition 11723**

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 33

**Zoning District Boundary Changes**

**FP-35 to RR-4**

PART OF THE NE 1/4 OF THE SW 1/4 AND PART OF THE SE 1/4 OF THE SW 1/4 OF SECTION 33, T.7N., R.12E., TOWN OF DEERFIELD, DANE COUNTY, WISCONSIN. Commencing at the West 1/4 corner of Section 33, N87°35'45"E, 1820.61'; thence S02°31'11"E, 511.41' to the point of beginning; thence continue S02°31'11"E, 540.46'; thence N87°28'49"E, 417.47'; thence S02°31'11"E, 290.98'; thence S87°28'49"W, 483.47'; thence N02°31'11"W, 834.64'; thence S88°48'45"E, 66.14' to the point of beginning. The above described containing 4.05 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.

1. The TDR-R Receiving area overlay zoning district shall be assigned to the RR-4 lot. A notice document shall be recorded on the RR-4 zoned property indicating that the lot was created as a result of a transfer of development rights.
2. The TDR-S Sending area overlay zoning district shall be applied to the ~160 acre Skaar farm in section 31 (tax parcels: 0712-314-8500-1, 0712-313-9500-0, 0712-313-8000-7, and 0712-312-9500-1).

**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 owner of the sending property shall record a deed restriction on a minimum of 35 acres of the property prohibiting non-farm development in accordance with town plan policies (tax parcel #0712-312-9500-1).

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.**