

**Dane County Board of Supervisors  
Amending Chapter 10 of the Dane County Code of Ordinances  
Zoning Map Amendment Petition 11505**

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**

**FP-1 to RR-8**

Part of the Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 4, Town 7 North, Range 12 East, Town of Deerfield, Dane County, Wisconsin, described as follows: Beginning at the Southeast corner of the SW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$ ; thence S88°07'46"W along the South line of said  $\frac{1}{4}$  - $\frac{1}{4}$ , 998.48 feet; thence N02°53'11"W, 208.56 feet; thence S87°09'13"W, 208.51 feet to the East line of State Highway 73; thence N02°53'11"W along said East line, 339.61 feet to the Southwest corner of Lot 2, Dane County Certified Survey Map number 14796; thence N88°14'23"E, 1208.46 feet to the East line of the SW $\frac{1}{4}$  of the SE $\frac{1}{4}$ ; thence S02°44'20"E, 542.27 feet to the point of beginning. Containing 14.075 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.

**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 parcels 071204382000, 071204395007, 071204480307, 071204485010, and 071204490010 to prohibit further residential development on the remaining FP-35 Agriculture zoned lands. The housing density rights for the original farm have been exhausted.

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.

**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 two years 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.**