

Dane County Board of Supervisors
Amending Chapter 10 of the Dane County Code of Ordinances
Zoning Map Amendment Petition # 12147

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 12

Zoning District Boundary Changes

RM-16 to FP-1 (proposed Lot 1)

Part of the NW¼ of the SW¼ of Section 12, Town 7 North, Range 12 East, Town of Deerfield, Dane County, Wisconsin, described as follows: Commencing at the Southwest corner of Section 12; thence N89°21'56"E, 1322.59 feet; thence N00°41'20"W, 1314.17 feet to the Southeast corner of the NW¼ of the SW¼ and the point of beginning; thence N00°28'42"W, 643.87 feet to the South line of County Highway "BB"; thence N76°14'22"W along said South line, 115.43 feet; thence S04°29'20"W, 441.4 feet; thence S89°32'18"W, 349.27 feet; thence N00°28'42"W, 442.35 feet to the South line of "BB"; thence S74°01'07"W, 190.61 feet; thence N21°12'34"W, 45 feet; thence S68°49'33"W, 670.45 along said South line to the East line of Lot4 of Dane County Certified Survey Map number 15857; thence S00°49'55"E, 428.79 feet; thence N89°32'18"E, 1323.53 feet to the point of beginning. Containing 14.8 acres more or less.

RM-16 to RR-2 (proposed Lot 2)

Part of the NW¼ of the SW¼ of Section 12, Town 7 North, Range 12 East, Town of Deerfield, Dane County, Wisconsin, described as follows: Commencing at the Southwest corner of Section 12; thence N89°21'56"E, 1322.59 feet; thence N00°41'20"W, 1314.17 feet to the Southeast corner of the NW¼ of the SW¼; thence N00°28'42"W, 643.87 feet to the South line of County Highway "BB"; thence N76°14'22"W along said South line, 115.43 feet; thence S04°29'20"W, 441.4 feet; thence S89°32'18"W, 107.72 feet to the point of beginning; thence continue S89°32'18"W, 241.55 feet; thence N00°28'42"W, 442.35 feet to the South line of "BB"; thence N86°24'56"E along said South line, 261.05 feet; thence S01°55'11"W, 456.96 feet to the point of beginning. Containing 2.6 acres more or less.

RM-16 to RR-1 (proposed Lot 3)

Part of the NW ¼ of the SW ¼ of Section 12, Town 7 North, Range 12 East, Town of Deerfield, Dane County, Wisconsin, described as follows: Commencing at the Southwest corner of Section 12; thence N89°21'56"E, 1322.59 feet; thence N00°41'20"W, 1314.17 feet to the Southeast corner of the NW¼ of the SW¼; thence N00°28'42"W, 643.87 feet to the South line of County Highway "BB"; thence N76°14'22"W along said South line, 115.43 feet to the point of beginning; thence S04°29'20"W, 441.4 feet; thence S89°32'18"W, 107.72 feet; thence N01°55'11"E, 456.96 feet to the South line of "BB"; thence S82°54'33"E, 127.94 feet to the point of beginning. Containing 1.6 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 (Transfer of Development Rights – Receiving) overlay zoning district shall be assigned to proposed Lot 3 of the certified survey map.
2. The TDR-S (Transfer of Development Rights – Sending) overlay zoning district shall be assigned to the sending property (parcel 0712-212-9550-0).
3. A shared access easement shall be provided through Lot 1, for access to Lot 2 and Lot 3.

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 tax parcel 0712-212-9550-0 stating the following:
 - a. Further residential/nonfarm development is prohibited on the remaining FP-35 zoned land. The housing density rights for the original Ramon Storlie farm have been exhausted per the Town Comprehensive Plan density policies.

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.

DEED NOTICE 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 document(s) on said land:

1. A deed notice shall be recorded on CSM Lot 3 that indicates it was created by a transfer of development rights.

Failure to record the notice(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.**