

**Dane County Board of Supervisors  
Amending Chapter 10 of the Dane County Code of Ordinances  
Zoning Map Amendment Petition 11034**

Dane County Board of Supervisors does ordain as follows:

The Zoning Districts Maps as referenced under Dane County Code of Ordinance Section 10.03 shall be amended as follows:

**Town Map:** Town of Deerfield

**Location:** Section 33

**Zoning District Boundary Changes**

**A-1EX to A-2(2)**

Part of the NE 1/4 of the SW 1/4 of Section 33, T.7N., R.12E., Town of Deerfield, Dane County, Wisconsin. Commencing at the W 1/4 corner of Section 33; thence N89°36'22"E, 2196.22 feet to the extended East line to centerline of Lot 1 Dane County Certified Survey Map Number 14201; thence S01°32'53"W along said line, 364.46 feet to the point of beginning; thence continue S01°32'53"W, 412 feet; thence S88°05'50"W, 338 feet; thence N01°54'10"W 257 feet to the centerline of Nuland Road; thence S88°22'26"E, 66 feet along said centerline to the point of curvature of a 100 foot radius curve to the left, said curve having a long chord of which bears N49°42'27"E, 136 feet; thence N05°18'41"E, 102 feet to the extended South line to centerline of said Lot 1; thence N89°00'48"E, 112.21 feet; thence S00°59'12"E, 25.09 feet; thence N89°00'48"E, 65.00 feet to the point of beginning. The above described containing 2.8 acres.

**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.

**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 0712-334-9070-6, 0712-333-9500-6, 0712-333-8071-0, and 0712-333-8001-0 to prohibit further residential development on the remaining A-1 Exclusive Agriculture zoned land. 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.

#### 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.**