

**Dane County Board of Supervisors
Amending Chapter 10 of the Dane County Code of Ordinances
Zoning Map Amendment Petition 10835**

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 24

Zoning District Boundary Changes

A-1EX to RH-2

Part of the SW ¼ of the SE ¼ of Section 24, T.7N., R.12E., Town of Deerfield, Dane County, Wisconsin, being more fully described as follows:

Commencing at the S ¼ corner of Section 24; thence N00°27'W along the West line of the SW ¼ of the SE ¼, 862 feet to the Northwest corner of Dane County Certified Survey Map number 2853 and the point of beginning; thence continue North along said West line, 426 feet; thence S85°25'E, 860 feet; thence S10°56'W, 463 feet to the centerline of Fair Oak Road; thence S75°36'E along said centerline, 228 feet; thence S12°16'W, 313 feet; thence S65°55'W, 220 feet; thence N82°03'W, 468 feet to the East line of the aforesaid Certified Survey Map number 2853; thence N00°42'W, 501 feet to the Northeast corner of said survey; thence S86°29'W, 251 feet to the point of beginning. The above described containing 13.0 acres more or less.

A-1EX to RH-3

Parts of the NW ¼ of the SE ¼ and the NE ¼ of the SE ¼ of Section 24, T.7N., R.12E., Town of Deerfield, Dane County, Wisconsin, being more fully described as follows:

Commencing at the S ¼ corner of Section 24; thence N00°27'W along the West line of the SE ¼, 1690 feet to the point of beginning; thence continue N00°27'W along said line, 948 feet to the Northwest corner of the NW ¼ of the SE ¼; thence N89°08'E along the North line of said SE ¼, 1570 feet; thence S33°31'W, 1114.5 feet; thence S87°25'W, 948 feet to the point of beginning. The above described containing 26.7 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.

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 parcel numbers 0712-244-9500-4, 0712-244-9000-9, 0712-244-8500-6, 0712-244-8000-1 to prohibit residential development on the A-1 Exclusive Agriculture zoned land. The housing density rights have been exhausted on the original farm.

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.**