

**Dane County Board of Supervisors  
Amending Chapter 10 of the Dane County Code of Ordinances  
Zoning Map Amendment Petition 11476**

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 19

**Zoning District Boundary Changes**

**FP-1 to FP-35**

Part of the NE $\frac{1}{4}$  of the NW $\frac{1}{4}$  and the SE $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 19, T7N, R12E, Town of Deerfield, Dane County, Wisconsin, described as follows:

Commencing at the NW corner of Section 19; thence S00°08'35"E, 273.84 feet to the North line of Hommen Road; thence S72°19'E, 1122.71 feet to the Northeast corner of Dane County Certified Survey Map number 11845; thence S05°23'20"E along the East line of said certified survey, 410 feet to the point of beginning; thence S05°23'E, 374 feet; thence S50°16'E, 356 feet; thence S36°40'E, 120 feet; thence S85°49'E, 238 feet; thence N01°01'E, 66 feet; thence N85°49'W, 205 feet; thence N36°40'W, 98 feet; thence N50°16'W, 329 feet; thence N05°23'E, 76 feet; thence S85°49'E, 731 feet; thence N02°29'E, 521 feet; thence S76°32'E, 66 feet; thence N04°12'E, 50 feet to the North line of Hommen Road; thence N76°32'W, 185 feet; thence N77°33'W, 365 feet; thence S05°23'W, 355 feet; thence N84°36'W, 290 feet To the point of beginning. Containing 10 acres more or less.

**FP-1 to RR-2**

Part of the NE $\frac{1}{4}$  of the NW $\frac{1}{4}$  and the SE $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 19, T7N, R12E., Town of Deerfield, Dane County, Wisconsin, described as follows: Commencing

at the NW corner of Section 19; thence S00°08'35"E, 273.84 feet to the North line of Hommen Road; thence S72°19'E, 1122.71 feet to the Northeast corner of Dane County Certified Survey Map number 11845 and the point of beginning; thence S05°23'20"E along the East line of said certified survey, 410 feet; thence S84°36'E, 290 feet; thence N05°23'E, 355 feet; thence N77°34'W, 56 feet; thence N74°16'W, 239 feet to the point of beginning. Containing 2.5 acres more or less.

**RM-16 to FP-35**

Lot 1, Dane County Certified Survey Map number 7611, being part of the NW $\frac{1}{4}$  of the NW $\frac{1}{4}$ , the SW $\frac{1}{4}$  of the NW $\frac{1}{4}$ , and the SE $\frac{1}{4}$  of the NW $\frac{1}{4}$ , all in Section 19, T.7N., R.12E., Town of Deerfield, Dane County, Wisconsin. Containing 31.3 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.

### **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 the FP-35 parcel (Lot 1) that states:  
"Residential development is prohibited on the property. The housing density rights have been exhausted on the original farm per Town Comprehensive Plan policies."

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 90 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.**