

**Dane County Board of Supervisors  
Amending Chapter 10 of the Dane County Code of Ordinances  
Zoning Map Amendment Petition 11201**

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 26

**Zoning District Boundary Changes**

**A-1EX to A-2(8)**

BEGINNING AT THE SOUTHEAST CORNER OF DANE COUNTY CERTIFIED SURVEY MAP NUMBER 10920; THENCE N01°43'42"E, 807.60 FEET; THENCE S88°51'E, 650 FEET; THENCE S07°54'30"W, 268 FEET; THENCE S1°37'W, 515 FEET TO THE SOUTH LINE OF THE SE 1/4 OF THE NW 1/4; THENCE S88°55'17"W ALONG SAID SOUTH 1/4 - 1/4 LINE, 623 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED CONTAINING ± 11.4 ACRES.

**A-1EX to A-2**

COMMENCING AT THE SOUTHEAST CORNER OF DANE COUNTY CERTIFIED SURVEY MAP NUMBER 10920; THENCE N01°43'42"E, 807.60 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N01°43'42"E, 515 FEET; THENCE N88°46'59"E, 943.8 FEET TO THE NORTHWEST CORNER OF LOT 1 DANE COUNTY CERTIFIED SURVEY MAP NUMBER 5207; THENCE S01°37'24"W ALONG WEST LINE OF SAID LOT 1, 405.66 FEET; THENCE S84°41'59"E, 407.79 FEET TO THE EAST LINE OF THE SE 1/4 OF THE NW 1/4; THENCE S01°37'24"W ALONG SAID EAST 1/4 - 1/4 LINE 874 FEET; THENCE S88°55'17"W 731 FEET; THENCE N01°37'24"E, 515 FEET; THENCE N07°54'30"E, 268 FEET; THENCE N88°51'W, 650 TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED CONTAINING ± 25 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 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 restriction(s) on said land:

1. A deed notice shall be recorded on the proposed lot which identifies that the housing density right which was used to create the lot was transferred from the Lubick Farm in Section 26 & 27 as part of Zoning Petition 11201.

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.**

#### 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 the sending farm, parcels 0712-274-9500-8, 0712-274-8000-5, and 0712-263-8640-4 , to prohibit further residential development on the A-1 Exclusive Agriculture zoned land. The housing density rights have been exhausted on the original farm due to the transfer of development rights under Zoning Petition 11201.

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.**