

**Dane County Board of Supervisors
Amending Chapter 10 of the Dane County Code of Ordinances
Zoning Map Amendment Petition # 12307**

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 10

Zoning District Boundary Changes

FP-35 to RR-2

Parts of the SW ¼ of the NE ¼, the NW¼ of the SE ¼ and the NE ¼ of the SE ¼ all in Section 10, Town 7 North, Range 12 East, Town of Deerfield, Dane County, Wisconsin, described as follows; Commencing at the East ¼ corner of Section 10; thence S89°20'26"W along the North line of the SE ¼, 1325 feet to the centerline of Missouri Road and the point of beginning; thence S15°13'02"E, 115 feet; thence S16°22'50"E along said centerline, 663 feet; thence S17°45'18"E, 77 feet; thence S71°10'47"W, 348 feet; thence N11°51'24"E, 238 feet; thence N17°22'42"W, 538 feet; thence S73°37'10"W, 423 feet; thence N19°13'17"W, 390 feet; thence N89°06'53"E, 739 feet to the centerline of Missouri Road; thence S10°20'52"E, 40.5 feet to the point of beginning. The above described containing 8.4 acres, being subject to a right of way for Missouri Road.

FP-35 to FP-1

Parts of the SE ¼ of the SE ¼, the NW ¼ of the SE ¼ and the NE ¼ of the SE ¼ all in Section 10, Town 7 North, Range 12 East, Town of Deerfield, Dane County, Wisconsin, described as follows; Commencing at the East ¼ corner of Section 10; thence S89°20'26"W along the North line of the SE ¼, 1325 feet to the centerline of Missouri Road; thence S15°13'02"E, 115 feet; thence S16°22'50"E along said centerline, 663 feet; thence S17°45'18"E, 70 feet to the point of beginning; thence S22°17'49"E along said centerline, 618 feet; thence S36°15'43"W, 104 feet; thence N85°14'49"W, 415 feet; thence N00°10'13"W, 94 feet; thence S89°56'33"W, 975 feet to the Southeast corner of CSM #3963; thence N00°06'26"W, 1328 feet to the Northeast corner of said CSM; thence N89°06'53"E, 271 feet; thence S19°13'17"E, 348 feet; thence N73°37'10"E, 423 feet; thence S17°22'42"E, 538 feet; thence S11°51'24"W, 238 feet; thence N71°10'42"E, 348 feet to the point of beginning. Containing 30 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.

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.**

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. Applicant shall record a deed restriction on the remaining farm land (the FP-1 zoned lots, currently part of tax parcels 071210485005, 071210481303, and 071210495905) that states the following:
 - a. Further residential/nonfarm development is prohibited. The housing density rights for the original E. Bodeman 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) shall cause the rezone to be null and void. A copy of the recorded document shall be submitted to Dane County Zoning.

The Dane County Board of Supervisors does ordain that this amendment, based upon their findings, to be consistent with the provisions of section 91.48(1) of the Wisconsin Statutes and section 10.220(1)(b) of the Dane County Code of Ordinances.