

**Dane County Board of Supervisors
Amending Chapter 10 of the Dane County Code of Ordinances
Zoning Map Amendment Petition # 12270**

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 27

Zoning District Boundary Changes

RM-16 to RR-4

Part of the NW¼ of the SW¼ of Section 27 and the NE¼ of the SE¼ of Section 28, all in Town 7 North, Range 12 East, Town of Deerfield, Dane County, Wisconsin, described as follows: Commencing at the East¼ Corner of Section 28; thence S02°26'12"W, 1333.69 feet to the Southeast corner of said ¼ -¼; thence S88°29'05"W, 262.75 feet to the point of beginning; thence continue S88°29'05"W, 85.00 feet to the Southeast corner of Certified Survey Map number 1722; thence N01°30'55"W, 175 feet; thence N11°46'10"E, 142.37 feet to the Southeast corner of Lot 10 of the plat of Deer Ridge; thence N20°06'05"E, 132.40 feet; thence N42°57'49"E, 91.14 feet; thence N04°11'19"E, 202.68 feet; thence East, 388.32 feet; thence S04°47'59"W, 436.44 feet; thence West, 395.73 feet; thence S11° 46'10"W, 103.03 feet; thence S01°30'55"E, 165.1 feet to the point of beginning. Contains 4.7 acres more or less.

~~RM-16 to FP-1~~ Remnant lands to remain RM-16 (and deed restricted)

Part of the NW¼ of the SW¼ of Section 27 and the NE¼ of the SE ¼ of Section 28, all in Town 7 North, Range 12 East, Town of Deerfield, Dane County, Wisconsin, described as follows: Beginning at the Northwest corner of Section 27; thence N87°33'35"E, 660 feet; thence S02°26'12"W, 1333 feet to the south line of the NW¼ of the NW¼ of Section 27 and the centerline of London Road; thence S87°27'52"W along said line, 824 feet; thence N01°30'55"W, 165.1 feet; thence N11°46'01"E, '03 feet; thence East, 396 feet; thence N04°47'59"E, 436 feet; thence West, 388 feet; to the East line of the plat of Deer Ridge; thence N04°11'19"E along said line, 357.6 feet; thence N87°33'E, 118 feet to the point of beginning. Containing 20 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.

1. The TDR-R (Transfer of Development Rights – Receiving) overlay zoning district shall be assigned to CSM Lot 1.

2. The TDR-S (Transfer of Development Rights – Sending) overlay zoning district shall be assigned to the sending property (parcels 071228395007 and/or 071228490001).

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 document(s) on said land:

1. A deed notice shall be recorded on CSM Lot 1 that indicates it was created by a transfer of development rights.

Failure to record the notice(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.**