

**Dane County Board of Supervisors  
Amending Chapter 10 of the Dane County Code of Ordinances  
Zoning Map Amendment Petition # 12242**

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 31

**Zoning District Boundary Changes**

**Parcel A (FP-35 to RR-4):**

Part of the Southwest 1/4 of the Southeast 1/4, Section 31, T7N, R12E, Town of Deerfield, Dane County, Wisconsin more fully described as follows: Commencing at the South 1/4 Corner of Section 31, thence N02°03'31"W, 1019.93 feet along the West line of the Southeast 1/4 and the point of beginning; thence N02°03'31"W, 305.65 feet along said West line; thence N88°30'16"E, 566.56 feet along the South line of Lot 2, Certified Survey Map No. 16720 to the Northwest corner of Lot 1, Certified Survey Map No. 4465; thence S01°20'22"E, 303.40 feet along the West line of said Lot 1; thence S88°16'37"W, 562.73 feet to the point of beginning. Containing 171,943 square feet, or 3.947 acres.

**Parcel B (RR-4 to FP-1):**

Part of Lot 1, Certified Survey Map No. 4465 and also part of the Southwest 1/4 of the Southeast 1/4, Section 31, T7N, R12E, Town of Deerfield, Dane County, Wisconsin more fully described as follows: Commencing at the South 1/4 Corner of Section 31, thence N02°03'31"W, 986.93 feet along the West line of the Southeast 1/4; thence N88°16'37"E, 562.73 feet to the West line of Lot 1, Certified Survey Map No. 4465 and the point of beginning; thence N88°16'37"E, 357.88 feet to the Westerly right-of-way of Schadel Road; thence along a curve to the left with a radius of 648.00 feet with a long chord bearing of S30°28'57"W, 138.60 feet along said Westerly right-of-way; thence S24°20'19"W, 94.94 feet along said Westerly right-of-way and the Southeast corner of said Lot 1; thence S88°30'16"W, 243.65 feet along the South line of said Lot 1 to the Southwest corner of said Lot 1; thence N01°20'22"W, 201.60 feet along the west line of said Lot 1 to the point of beginning. Containing 59,757 square feet, or 1.3718 acres.

**Parcel C (FP-35 to FP-1):**

Part of the Southwest 1/4 of the Southeast 1/4, Section 31, T7N, R12E, Town of Deerfield, Dane County, Wisconsin more fully described as follows: Commencing at the South 1/4 Corner of Section 31, thence N02°03'31"W, 33.00 feet along the West line of the Southeast 1/4 and the Northerly right-of-way of Schadel Road and the point of beginning; thence N02°03'31"W, 986.93 feet along said West line; thence N88°16'37"E, 562.73 feet to the West line of Lot 1, Certified Survey Map No. 4465; thence S01°20'22"E, 201.60 feet along said West line of Lot 1 to the Southwest corner of said Lot 1; thence N88°30'16"E, 243.65 feet along the South line of said Lot 1 and to the Westerly right-of-way of Schadel Road; thence S24°20'19"W, 120.20 feet

along said Westerly right-of-way; thence S22°22'53"W, 264.99 feet along said Westerly right-of-way; thence along a curve to the left with a radius of 1311.16 feet with a long chord bearing of S18°43'17"W, 167.55 feet along said Westerly right-of-way; thence S15°10'48"W, 187.24 feet along said Westerly right-of-way; thence along a curve to the right with a radius of 142.00 feet with a long chord bearing of S52°00'45"W, 169.68 feet along said Northwesterly right-of-way; thence S88°34'33"W, 388.45 feet along said Northerly right-of-way to the point of beginning. Containing 609,555 square feet, or 13.9935 acres.

### 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. A two-lot CSM shall be recorded, which depicts areas with slopes over 20% as being unbuildable.
2. The existing house shall be removed within 60 days of occupancy of the new house.

### 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 being recorded on the remaining FP-35 land (tax parcels 0712-314-8050-6, 0712-314-9501-8, and 0712-314-9080-8) that states:
  - a. No more residential development is allowed as the development rights for the original Dennis Chadwick farm have been exhausted under the town land use plan policies.

Said restriction(s) shall run in favor of Dane County and the pertinent Town Board(s). 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.**