

**Dane County Board of Supervisors**  
**Amending Chapter 10 of the Dane County Code of Ordinances**  
**Zoning Map Amendment Petition 10477**

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 Christiana

**Location:** Section 3

**Zoning District Boundary Changes**

**Lot 1: A-1EX to A-2(4)**

Part of the NW 1/4 of the SW 1/4 of Section 3, T.6N., R.12E., Town of Christiana, Dane County, Wisconsin, being more fully described as follows. Commencing at the West 1/4 Corner of Section 3; thence N87°41'34"E along the E-W 1/4 line, 620' to the point of beginning; thence S07°13'03"E, 210'; thence S25°29'40"W, 148'; thence S00°03'08"E, 280'; thence N87°41'31"E, 479'; thence N00°03'08"W, 620'; thence S87°41'34"W, 430' to the point of beginning. Containing 6.0 acres more or less.

**Lot 2: A-1EX to RH-1**

Part of the NW 1/4 of the SW 1/4 of Section 3, T.6N., R.12E., Town of Christiana, Dane County, Wisconsin, being more fully described as follows. Commencing at the West 1/4 Corner of Section 3; thence N87°41'34"E along the E-W 1/4 line, 1050' to the point of beginning; thence S00°03'08"E, 620'; thence N87°41'34"E, 258' to the east line of the NW 1/4 - SW 1/4; thence N00°03'08"W, 620' to the NE corner of said 1/4 - 1/4; thence S87°41'34"W, 258' to the point of beginning. Containing 3.5 acres more or less.

**Lot 3: A-1EX to A-4**

Parts of the NW 1/4 of the SW 1/4 and the SW 1/4 - NW 1/4 of Section 3, T.6N., R.12E., Town of Christiana, Dane County, Wisconsin, being more fully described as follows. Beginning at the West 1/4 Corner of Section 3; thence N87°41'34"E along the E-W 1/4 line, 620'; thence S07°13'03"E, 210'; thence S25°29'40"W, 148'; thence S00°03'08"E, 280'; thence N87°41'31"E, 725' to the 1/4 - 1/4 line; thence S00°03'08"E along 1/4 - 1/4 line, 812.10'; thence S87°49'34"W, 980.04'; thence N00°04'58"E, 396.23' to the South East corner of Lot 1 of CSM # 9493; thence N20°59'49"E, 168.07'; thence N00°04'58"E, 270'; thence N89°55'02"W, 390.00' to the west line of the NW 1/4 - SW 1/4; thence N00°04'58"E, 593' to the point of beginning. Containing 25.3 acres more or less.

## 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 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 parcel 0612-041-9500-1 to prohibit residential development. The housing density rights have been exhausted on the original farm.
2. A deed restriction shall be recorded on the proposed A-4 lot to prohibit residential development. The housing density rights have been exhausted on the original farm.

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.**

## GRANT AS MODIFIED

## DELAYED EFFECTIVE DATE

