

**Dane County Board of Supervisors
Amending Chapter 10 of the Dane County Code of Ordinances
Zoning Map Amendment Petition 11574**

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 Christiana

Location: Section 18

Zoning District Boundary Changes

FP-35 to FP-1

PART OF THE NE ¼ OF THE SE 1/4, SECTION 18, T.06N.R.12E., TOWN OF CHRISTIANA, DANE COUNTY, WISCONSIN. BEGINNING AT THE EAST 1/4 CORNER OF SAID SECTION 18; THENCE S00°26'09"W ALONG THE EAST LINE OF THE SOUTHEAST 1/4 LINE, 282.5 FEET; THENCE S84°33'37"W, 524.3 FEET; THENCE S20°44'10"W, 703.9 FEET; THENCE S88°56'24"W, 558.0 FEET TO THE WEST 1/4 - 1/4 LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4; THENCE N00°39'44"E ALONG SAID 1/4 -1/4 LINE 979.8 FEET TO THE NORTH LINE OF SAID 1/4 - 1/4; THENCE N89°05'00"E ALONG SAID NORTH 1/4 LINE 1320.0 FEET TO THE POINT OF BEGINNING. THE ABOVE AREA DESCRIBED CONTAINING 19.77 ACRES OR 861,291 SQUARE FEET.

GC to RR-2

PART OF THE SE 1/4 OF THE SE 1/4, SECTION 18, T.06N.R.12E., TOWN OF CHRISTIANA, DANE COUNTY, WISCONSIN. COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 18; THENCE S89°21'17"W ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4, 540.6 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S89°21'17"W, 288.2 FEET; THENCE N00°38'43"W, 461.2 FEET; THENCE S86°47'01"E, 288.8 FEET; THENCE S00°38'43"E, 441.8 FEET TO THE POINT OF BEGINNING. THE ABOVE AREA DESCRIBED CONTAINING 3.0 ACRES MORE OR LESS.

GC to FP-35

Any remnant area of GC zoning outside of the proposed RR-2 lot located within the west 350 feet of the east 900 feet of the south 500 feet of the SE 1/4 of the SE 1/4, section 18 town of Christiana

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. Landowner shall record an access easement to ensure access to the proposed FP-1 parcel. The easement shall follow the existing field road in the NE 1/4 of the SE 1/4, and the SE 1/4 of the SE 1/4, section 18, Town of Christiana.

The landowner shall record a deed restriction on the proposed FP-1 parcel and the proposed RR-2 parcel tying the properties together and prohibiting them from being sold separately in the future.

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. The landowner shall record a deed restriction on the proposed FP-1 parcel and the proposed RR-2 parcel tying the properties together and prohibiting them from being sold separately in the future.

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.**