

**Dane County Board of Supervisors
Amending Chapter 10 of the Dane County Code of Ordinances
Zoning Map Amendment Petition 11254**

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 2

Zoning District Boundary Changes

A-2(8) to C-2

Part of Lot 1, Dane County Certified Survey Map number 14005, described as follows:

Beginning at the Northwest corner of said Lot 1; thence S53°33'20"E along the South line of United States Highway 12 and 18, 118.68 feet; thence S52°01'14"E along said line, 51.68 feet; thence S00°26'48"W, 587.28 feet; thence N89°33'12"W, 137 feet; thence N00°26'48"E, 688.62 feet to the point of beginning. Containing 2.0 acres more or less.

A-2(8) to A-2(4)

Part of Lot 1, Dane County Certified Survey Map number 14005, described as follows:

Beginning at the Southwest corner of said Lot 1; thence N00°01'29"W, 470 feet; thence S89°34'34"E, 186.24 feet; thence N00°26'53"E, 411.10 feet; thence S89°33'12"E, 115.81 feet; thence S89°34'38"E, 202 feet; thence S00°25'22"W, 443.37 feet; thence S06°14'53"W, 32.98 feet; thence Southwesterly along the arc of a 60 foot radius curve to the left, 129.39 feet; thence S40°15'06"W, 166.44 feet; thence Southwesterly along the arc of a 233 foot curve to the left, 163.79 feet; thence S00°01'29"E, 32.60 feet; thence S89°52'11"W, 282.51 feet to the point of beginning. Containing 7.1 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. Deed restrict the C-2 property to limit uses exclusively a trailer sales business and single family residence.
2. Deed restrict the C-2 property to prohibit the installation of off-premises advertising (billboard) signs.

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.**