

**Dane County Board of Supervisors
Amending Chapter 10 of the Dane County Code of Ordinances
Zoning Map Amendment Petition # 12167**

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 35

Zoning District Boundary Changes

FP-1 to RR-2

Lot 2 of Certified Survey Map No. 11701, recorded in volume 71, page 283-286 of certified survey maps of Dane County as Document No. 4171249, located in the SW ¼ of the SE ¼, Section 35, Town 6 North, Range 12 East, Town of Christiana, Dane County, Wisconsin.

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 applied to the proposed RR-2 receiving parcel (lot 2, CSM 11701).
2. The TDR-S (Transfer of Development Rights – Sending) overlay zoning district shall be assigned to the sending property (tax parcel 0612-173-8000-9).

TRANSFER OF DEVELOPMENT RIGHTS DOCUMENTATION REQUIRED

1. A deed notice document shall be recorded on the proposed RR-2 parcel indicating the lot was created by a transfer of development rights and that no further land divisions are permitted under comprehensive plan policies (lot 2, CSM 11701).
2. Owner of the TDR sending property (Skaar Family Trust) shall record an agricultural conservation easement acknowledging the transfer of one development right and prohibiting nonfarm development on a minimum of 35 acres from tax parcel 0612-173-8000-9 (NE 1/4 of the SW 1/4, Section 17, Township 6 North, Range 12 East, Town of Christiana).

Said agricultural conservation easement shall list Dane County and the pertinent Town Board as holders of the easement. Failure to record the above documentation will cause the rezone to be null and void. A copy of the recorded documents shall be submitted to Dane County Zoning.