

**Dane County Board of Supervisors  
Amending Chapter 10 of the Dane County Code of Ordinances  
Zoning Map Amendment Petition # 12127**

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-35 to RR-2 with TDR-R Overlay (Receiving Property)**

Part of the SW 1/4 of the SW 1/4 of Section 35, T.6.N., R.12.E., of the 4th P.M., Town of Christiana, Dane County, Wisconsin. Commencing at the Southwest corner of said Section 35; thence Easterly along the South line of the SW 1/4 of said Section, 680 feet more or less to a point inside the right-of-way {R.O.W.} of CTH A being the point of beginning for the land to be herein described; thence N01°48'43"W, 330 feet more or less; thence N88°11'17"E, 300 feet more or less; thence S01°48'43"E, 330 feet more or less to a point inside the right-of-way of CTH A; thence S88°11'17"W, 300 feet more or less to the point of beginning.

**TDR-S Overlay (Sending Property)**

The East 5 acres of the SW ¼ of the NE ¼, Section 34, Town 6 North, Range 12 East AND the West 30 acres of the SE ¼ of the NE ¼, Section 34, Town 6 North, Range 12, Town of Christiana, Dane County, Wisconsin (tax parcels 0612-341-9000-3 and 0612-341-9500-8)

**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 2-acre RR-2 receiving parcel (proposed Certified Survey Map lot 1).
2. The TDR-S (Transfer of Development Rights – Sending) overlay zoning district shall be assigned to the sending property (tax parcel 0612-341-9000-3 and part of tax parcel 0612-341-9500-8).

### 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 notice document shall be recorded on the proposed RR-2 parcel indicating the lot was created by a transfer of development rights (proposed Certified Survey Map lot 1).
2. A deed restriction prohibiting nonfarm development shall be recorded on the TDR sending property (tax parcels 0612-341-9000-3 and 0612-341-9500-8).

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.**