

**Dane County Board of Supervisors
Amending Chapter 10 of the Dane County Code of Ordinances
Zoning Map Amendment Petition 11531**

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 8

Zoning District Boundary Changes

FP-35 to RR-2

Part of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 8, T6N, R12E, Town of Christiana, Dane County, Wisconsin, described as follows: Beginning at the Southwest corner of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$; thence N00°06'1" E, along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$, 652 feet; thence S83°S8'E, 412 feet; thence S00°17'E, 374 feet; thence S67°56'W, 307 feet; thence N85°33'W, 47 feet; thence S35°52'W, 146 feet to the point of beginning. Containing 4.5 acres more or less.

RR-8 to RR-2

Part of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 8, T6N, R12E, Town of Christiana, Dane County, Wisconsin, described as follows: Commencing at the Southeast corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 8; thence N00°06'1"E along the East line of the $\frac{1}{4}$ - $\frac{1}{4}$, 487 feet to the point of beginning; thence N89°28'W, 160 feet; thence N00°06'E, 160 feet; thence S89°28'E, 160 feet; thence S00°06'W, 160 feet to the point of beginning. Containing 0.6 acre more or less.

SFR-08 to RR-8

Part of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 8, T6N, R12E, Town of Christiana, Dane County, Wisconsin, described as follows: Commencing at the Southeast corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 8; thence N00°06'1"E along the East line of the $\frac{1}{4}$ - $\frac{1}{4}$, 487 feet; thence N89°28'W, 160 feet to the point of beginning; thence N00°06'E, 160 feet; thence N89°28'W, 150 feet; thence S00°06'W, 160 feet; thence S89°28'E, 150 feet to the point of beginning. Containing 0.6 acre more or less.

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. Any proposed building on proposed lot 1 shall be located outside of the steep sloped area over 20% grade. The final CSM shall show the approximate location of steep slopes exceeding 20% grade, or alternatively a suitable

building envelope located outside of the steep sloped areas shall be delineated.

2. The planned cul-de-sac shall be shown and dedicated to the town in the final CSM. The cul-de-sac must be installed prior to dwelling occupancy.

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. Arington shall record a deed restriction on the balance of FP-35 zoned lands from the original farm unit prohibiting further non-farm development in accordance with town density policies. The restriction shall apply to the following tax parcels comprising ~109 acres: 061208185510, 061208281000, and 061208295002.
2. Kopf shall record a deed restriction on proposed lot 3 of the Certified Survey Map prohibiting further non-farm development (tax parcel 061208293200).

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.**