

**Dane County Board of Supervisors
Amending Chapter 10 of the Dane County Code of Ordinances
Zoning Map Amendment Petition 10810**

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-1EX to A-2(8)

Part of the SE ¼ of the NE ¼ and the NE ¼ of the SE ¼, all in Section 2, T.6N., R.12E., Town of Christiana, Dane County, Wisconsin, described as follows: Commencing at the East ¼ corner of Section 2; thence N00°03'23"E, 136.77 feet to the South line of U.S.H. 12 and 18; thence N52°00'54"W along said South line, 531.00 feet to the point of beginning; thence N52°01'14"W along said South line, 51.68 feet; thence N53°33'20"W along said line, 118.68 feet; thence S00°26'48"W, 688.52 feet; thence N89°33'12"W, 281.85 feet; thence S00°01'29"E, 881.11 feet; thence N89°52'11"E, 282.51 feet; thence Northeasterly along the arc of a 233 foot radius curve to the right, 133 feet; thence N40°15'06"E, 196.09 feet; thence N31°12'51"E, 105.64 feet; thence N00°25'22"E, 474.04 feet to the South line of Lot 1 of Dane County Certified Survey Map number 8076; thence N89°34'38"W, 65.00 feet to the Southwest corner of said lot; thence N00°26'48"E along the West line of said lot, 587.28 feet to the point of beginning. The above described containing 10.8 acres, more or less.

A-1EX and A-2(1) to RH-1

Part of Lot 1 of Dane County Certified Survey Map number 13134, together with and being part of the NE ¼ of the SE ¼ of Section 2, T.6N., R.12E., Town of Christiana, Dane County, Wisconsin, being more fully described as follows:

Beginning at the Northwest corner of Certified Survey Map number 13134; thence N89°52'11"E, 282.51 feet; thence S00°01'29"E, 310.00 feet; thence S89°52'11"W, 282.51 feet; thence N00°01'29"W, 310.00 feet to the point of beginning. The above described containing 2.0 acres.

A-1EX to RH-1

Part of the NE ¼ of the SE ¼ of Section 2. T.6N., R.12E., Town of Christiana, Dane County, Wisconsin, described as follows:

Commencing at the East ¼ corner of Section 2; thence S00°01'36"W along the East line of the SE ¼, 905.69 feet to the South line of Lot 4 of Dane County Certified Survey Map number 11614 and the point of beginning; thence continue S00°01'36"W, 304 feet; thence N89°58'34"W, 515.88 feet; thence N00°01'29"W, 232.68 feet ; thence Northeasterly along the arc of a 167 foot radius curve to the right, 99 feet to the end of Rodney Road; thence S00°53'52"W, 75.24 feet; thence S89°06'08"E, 173.12 feet; thence N01°02'00"E, 28 feet; thence S89°35'23"E, 292.48 feet to the point of beginning. The above described containing 3.5 acres.

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.

1. The right-of-way for Rodney Road shall be extended south to facilitate the future extension of the road.
2. The acceptance of additional right of way for Rodney Road to the south, subject to future town review / approval of the CSM, and deferring any consideration of future installation of road improvements within that ROW until such time as the town, in its sole discretion, deems appropriate.

DEED RESTRICTION REQUIRED

This amendment will be effective if within 365 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 restriction and notice document shall be recorded on the sending and receiving properties, as specified under the town plan policy on intra-ownership transfers. The "sending" farm property will be subject to a deed restriction prohibiting residential development, and the notice document(s) will be applied to the 2 new "receiving" properties being created (the larger lot will be the future site of 2 of the farm splits, in accordance with the town's 5 year phasing requirement, and the 3.5 acre lot will be developable at any time after final zoning approval).

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 365 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 365 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.**