

TOWN BOARD ACTION REPORT – REZONE

Regarding Petition # 11094

Dane County Zoning & Land Regulation Committee Public Hearing Date 2/28/2017

Whereas, the Town Board of the Town of Christiana having considered said zoning petition,

be it therefore resolved that said petition is hereby (check one): Approved Denied Postponed

Town Planning Commission Vote: 4 In favor 0 opposed 0 abstained

Town Board Vote: 3 in favor 0 opposed 0 abstained

THE PETITION IS SUBJECT TO THE FOLLOWING CONDITION(S) (Check all appropriate boxes):

1. Deed restriction limiting use(s) in the _____ zoning district to only the following:

2. Deed restrict the balance of A-1 EX Agricultural Exclusive zoned land owned by the applicant from the original farm (as of date specified in the Town Plan) prohibiting non-farm development. Please provide property description, or tax parcel number(s):

3. Deed restrict the applicant's property described below prohibiting division. Please provide property description, or tax parcel number(s):

4. Condition that the applicant must record a *Notice Document* which states all residential development units (a.k.a. splits) have been exhausted on the property, and further residential development is prohibited under Town & County Land Use Planning policies. Please provide property description, or tax parcel number(s):

5. Other Condition(s). Please specify:
See attached.

Please note: The following space is reserved for comment by the minority voter(s), OR, for the Town to explain its approval if the decision does not comply with the relevant provisions of the Town Plan.

I, Kathy Wilson, as Town Clerk of the Town of Christiana, County of Dane, hereby certify that the above resolution was adopted in a lawful meeting of the Town Board on March 14, 2017.
Town Clerk Kathleen Wilson Date: March 21, 2017.



**Town Board Action Report
Petition #11094**

Town of Christiana

- The Christiana Town Board approved the request by Julie Dieterle and Joseph Walling to rezone 3.1 acres of their property at 1952 County Highway W from A-1(EX) to RH-1, separating the existing home and buildings from the surrounding farmland.

The Town's approval requires that the deed and CSM be amended to state that there is a quarry located less than 400' away and that there will be dust, noises, and possible blasting associated with this quarry.

- The Town Board also approved the request by Julie Dieterle and Joseph Walling to rezone approximately 3.0 acres of property at 1952 County Highway W from A-1(EX) to RH-1 to build a house as long as an amendment is added to the deed and CSM stating that there is a quarry on the connecting property and that there will be dust, noises, and possible blasting associated with this quarry.
- The driveway for this property will need to have a bumpout located 300' from Highway W into the property and a second bumpout at the corner of the driveway.
- The driveway permit issued by the Town of Christiana notes that the owner must contact the Dane County Highway Department for a driveway permit and culvert needs.
- The realtor for Julie Dieterle and Joseph Walling stated at the Board Meeting that Dave Riesap would be re-drawing the driveway for the new home to ensure the second bumpout is included at the proper location.