

**Dane County Board of Supervisors  
Amending Chapter 10 of the Dane County Code of Ordinances  
Zoning Map Amendment Petition # 12171**

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 3

**Zoning District Boundary Changes**

**FP-35 to RR-2**

Part of the Fractional NW¼ of the NE¼ of Section 3, Town 6 North, Range 12 East, Town of Christiana, Dane County, Wisconsin, described as follows: Beginning at the Southeast corner of the NW¼ of the NE¼; thence S88°35'W, 418 feet; thence N01°35'W, 283 feet; thence N89°09'E, 420 feet to the East line of said ¼ - ¼; thence S01°24'25"E, 280 feet to the point of beginning, Containing 2.7 acres.

**FP-35 to NR-C**

Part of the Fractional NE¼ of the NW¼ of Section 3, Town 6 North, Range 12 East, Town of Christiana, Dane County, Wisconsin, described as follows: Beginning at the Southeast corner of Lot 3 of Dane County Certified Survey map number 15448; thence S01°59'17"W, 375 feet; thence S84°01'11"W, 171 feet; thence S05°36'06"W, 254 feet to the South line of the ¼ - ¼; thence S88°34'33"W, 371 feet to the East line Dane County Certified Survey Map 11915; thence N03°47'15"W along said line, 614 feet; thence N86°21'22"E, 33 feet; thence N03°13'51"W, 93.5 feet to the South line of Lot 3 of CSM 15448; thence S84°47'08"E, 590 feet to the point of beginning. Containing 8.0 acres.

**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.

**DEED NOTICE 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 document(s) on said land:

1. A deed notice shall be recorded on the remaining FP-35 land (tax parcels 0612-032-8315-0 and 0612-031-8745-0) stating the following:
  - a. Further residential/nonfarm development is prohibited on the remaining FP-35 zoned land. The housing density rights for the original Eide farm have been exhausted per the Town Comprehensive Plan density policies.

Failure to record the notice(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.**