

**Dane County Board of Supervisors
Amending Chapter 10 of the Dane County Code of Ordinances
Zoning Map Amendment Petition 11397**

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 Roxbury

Location: Section 17

Zoning District Boundary Changes

A-1EX to RH-1

Being a part of the Southwest Quarter of the Southeast Quarter of Section 17, Town 9 North, Range 7 East, Town of Roxbury, Dane County, Wisconsin, described as follows: Commencing at the Southeast corner of Section 17; thence North 89°28'36" West along the South line of the Southeast Quarter of Section 17, 1,325.95 feet to the Southeast corner of the Southwest Quarter of the Southeast Quarter of said Section 17; thence North 00°19'01" East, 33.00 feet to a point in the North right-of-way line of County Trunk Highway Y and the point of beginning; thence South 89°40'41" West along the North right-of-way line of County Trunk Highway Y, 385.25 feet; thence North 00°31'24" East, 452.68 feet; thence South 89°28'36" East, 383.60 feet to a point in the East line of the Southwest Quarter of the Southeast Quarter of Section 17; thence South 00°19'01" West along the East line of the Southwest Quarter of the Southeast Quarter of said Section 17, 447.00 feet to the point of beginning. Containing 172,922 square feet, (3.97 acres), more or less.

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.

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 restriction shall be recorded on the remaining farmland parcels, 0907-174-8500-8, 0907-173-8001-3, 0907-173-9501-6, and 0907-174-9000-1, to prohibit further residential development on the property. The housing density rights have been exhausted per the Town of Roxbury Comprehensive Plan density policies.

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.**