

**Dane County Board of Supervisors
Amending Chapter 10 of the Dane County Code of Ordinances
Zoning Map Amendment Petition # 12212**

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 Roxbury

Location: Section 16

Zoning District Boundary Changes

RM-16 to RR-2 (proposed Lot 1)

Being a part of the Northeast Quarter of the Northeast Quarter, Section 16, Town 9 North, Range 7 East, Town of Roxbury, Dane County, Wisconsin, described as follows:

Commencing at the North Quarter corner of Section 16; thence South 89°21'14" East along the North line of the Northeast Quarter of Section 16, 1,569.42 feet to the point of beginning; thence continuing South 89°21 '14" East along the North line of the Northeast Quarter, 285. 75 feet; thence South 02°55'09" East, 468.79 feet; thence North 86°01 '39" West, 302.92 feet; thence North 03°50'35" West, 118.86 feet; thence North 00°05'46" East, 331.82 feet to the point of beginning. Containing 136,181 square feet, (3.13 acres), more or less.

RM-16 to FP-1 (proposed Lot 2)

Being a part of the Northeast Quarter of the Northeast Quarter, Section 16, Town 9 North, Range 7 East, Town of Roxbury, Dane County, Wisconsin, described as follows: Commencing at the North Quarter corner of Section 16; thence South 89°21'14" East along the North line of the Northeast Quarter of Section 16, 1,315.99 feet to the Northwest corner of the Northeast Quarter of the Northeast Quarter and the point of beginning; thence continuing South 89°21'14" East along the North line of the Northeast Quarter, 253.43 feet; thence South 00°05'46" West, 331.82 feet; thence South 03°50'35" East, 118.86 feet; thence South 86°01 '39" East, 302.92 feet; thence North 02°55'09" West, 468. 79 feet to a point in the North line of the Northeast Quarter; thence South 89°21 '14" East along the North line of the Northeast Quarter, 118.81 feet to the Northeast corner of the West Half of the Northeast Quarter of the Northeast Quarter; thence South 00°03'09" West along the East line of the West Half of the Northeast Quarter of the Northeast Quarter, 1,319.62 feet to the Southeast corner thereof; thence North 89°13'37" West along the South line of the Northeast Quarter of the Northeast Quarter, 659.01 feet to the Southwest corner thereof; thence North 00°05'46" East along the West line of the Northeast Quarter of the Northeast Quarter, 1,318.15 feet to the point of beginning. Containing 732,254 square feet, (16.81 acres), 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. Septic system must be shown on the final CSM and entirely within the boundaries of the residential lot.
2. Access shall be provided for the agricultural field, either through a field access located on the FP-1 lot or through an access easement through the residential lot.

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 proposed FP-1 lot stating the following:
Further residential/nonfarm development is prohibited. The housing density rights for the original Herman Mack farm have been exhausted per the Town Comprehensive Plan density policies.

Said restriction(s) shall run in favor of Dane County and the pertinent Town Board(s). 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.**