

**Dane County Board of Supervisors
Amending Chapter 10 of the Dane County Code of Ordinances
Zoning Map Amendment Petition 11799**

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 Verona

Location: Section 36

Zoning District Boundary Changes

RM-16 TO MFR-08

A parcel of land located in part of the Northwest $\frac{1}{4}$ and Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 36, T6N, R8E, Town of Verona, Dane County, Wisconsin. Being part of Lot 4, Certified Survey Map No. 5396, recorded in the Dane County Register of Deeds Office in Volume 24 of Certified Survey Maps, Pages 307 through 309, as Document No. 2054106, being more particularly described as follows:

Commencing at the East $\frac{1}{4}$ Corner of said Section 36; thence S 00°57'06" W east line of the said Southeast $\frac{1}{4}$, 1,517.04 feet; thence N 89°50'54" W, 1,303.60 feet to the southeast corner of said Lot 4 and the point of beginning.

Thence continue along said Lot 4, N 89°50'54" W, 899.03 feet; thence N 00°49'16" E, 797.37 feet to the right-of-way of Beach Road; thence along said right-of-way along an arc of a curve concaved northwesterly having a radius of 60.00 feet and a long chord bearing and distance of N 17°31'20" E, 114.83 feet to the northwest corner of said Lot 4; thence continue along said Lot 4 for the next 3 courses S 89°11'55" E, 370.31 feet; thence N 56°08'41" E, 287.60 feet; thence N 63°01'19" E, 137.10 feet to the Southwest right-of-way of Sunset Drive; thence along said right-of-way for the next two courses S 41°16'58" E, 166.73 feet; thence S 44°22'08" E, 33.76 feet to the east line of said Lot 4; thence along said Lot 4, S 00°41'45" W, 977.06 feet to the point of beginning. This parcel contains 868,577 sq. ft. or 19.94 acres thereof.

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.

Within 90 days of county board approval of Petition 11799, the applicant shall record the following with the Dane County Register of Deeds:

1. A condominium plat, as submitted to the Zoning and Land Regulation Committee, dated November 29, 2021.
2. A condominium declaration, as approved by the Zoning Administrator and the Town of Verona.
3. A shared driveway maintenance agreement, that, in the opinion of the Zoning Administrator, substantially complies with the "Shared Driveway Easement Checklist" included in the application packet for this petition.
4. A development agreement, as approved by the Town of Verona for the improvements necessary for the condominium development.

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. The owner(s) shall record a deed restriction on the MFR-08 property that stipulates the following:
 - a. Limits the plat to a maximum of 4 units with no unit area being smaller than 3 acres;
 - b. Limits the use to no more than one detached, single family residence on each unit;
 - c. All buildings must be within the setback area identified in the condominium plat;
 - d. One common area for the shared driveway will be provided as part of the plat.

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.