

**Dane County Board of Supervisors  
Amending Chapter 10 of the Dane County Code of Ordinances  
Zoning Map Amendment Petition 11117**

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 Verona

**Location:** Section 7

**Zoning District Boundary Changes**

**A-3 to RH-1**

A parcel of land located in part of the NE ¼ of the SE ¼ of Section 7, T6N, R8E, Town of Verona, Dane County, Wisconsin being more particularly described as follows: Commencing at the Southeast corner of said Section 7; thence N 00°46'50" E, 1637.17 feet; thence N 87°51'10" W, 627.81 feet to the point of beginning. Thence S 00°46'50" W, 329.67 feet; thence N 87°51'10" W, 257.68 feet; thence N 31°46'55" W, 59.85 feet; thence N 02°10'15" E, 246.30 feet; thence S 89°00'13" W, 167.98 feet to the northeasterly right of way of Prairie Circle; thence along said right of way and the arc of a curve concaved southwesterly having a radius of 70.00 feet and a long chord bearing N 47°17'16" W, a distance of 71.04 feet; thence continue along said right of way N 16°09'33" W, 17.58 feet; thence N 89°04'38" E, 257.42 feet; thence S 03°23'30" E, 34.00 feet; thence S 87°51'10" E, 250.00 feet to the point of beginning. This description contains 2.47 acres.

**A-3 to RH-2**

A parcel of land located in part of the SE and NE ¼ of the SE ¼ of Section 7, T6N, R8E, Town of Verona, Dane County, Wisconsin being more particularly described as follows: Commencing at the Southeast corner of said Section 7; thence N 00°46'50" E, 1323.29 feet to the point of beginning. Thence N 87°53'41" W, 16.50 feet; thence S 00°46'50" W, 81.80 feet; thence N 87°51'10" W, 826.16 feet; thence N 31°46'55" W, 79.54 feet; thence S 87°51'10" E, 257.68 feet; thence N 00°46'50" E, 329.67 feet; thence S 87°51'10" E, 627.81 feet; thence S 00°46'50" W, 313.88 feet to the point of beginning. This description contains 6.03 acres.

**A-3 to RH-3**

A parcel of land located in part of the SE ¼ of the SE ¼ of Section 7, T6N, R8E, Town of Verona, Dane County, Wisconsin being more particularly described as follows: Commencing at the Southeast corner of said Section 7; thence N 00°46'50" E, 1323.29 feet; thence N 87°53'41" W, 16.50 feet; thence S 00°46'50" W, 81.80 feet to the point of beginning. Thence continue S 00°46'50" W, 579.47 feet; thence N 87°45'18" W, 606.32

feet; thence N 00°46'50" E, 200.00 feet; thence N 87°45'19" W, 125.00 feet; thence N 04°33'44" W, 380.72 feet; thence S 87°51'10" E, 766.75 feet to the point of beginning. This description contains 9.30 acres.

#### **A-3 to RH-4**

A parcel of land located in part of the SE, SW and NE ¼ of the SE ¼ of Section 7, T6N, R8E, Town of Verona, Dane County, Wisconsin being more particularly described as follows: Commencing at the Southeast corner of said Section 7; thence N 87°45'18" W, 676.50 feet to the point of beginning. Thence continue N 87°45'18" W, 636.47 feet to the northwesterly right of way of Wisconsin DNR Trail; thence N 44°01'39" W along said right of way, 311.95 feet; thence N 62°24'46" E, 778.24 feet; thence N 04°33'44" W, 634.18 feet; thence N 31°46'55" W, 143.56 feet; thence N 02°10'15" E, 196.69 feet; thence S 89°00'13" W, 113.65 feet to the easterly right of way of Prairie Circle; thence along said right of way and the arc of a curve concaved southwesterly having a radius of 70.00 feet and a long chord bearing N 12°09'40" E, a distance of 67.78 feet; thence N 89°00'13" E, 167.98 feet; thence S 02°10'15" W, 246.30 feet; thence S 31°46'55" E, 139.39 feet; thence S 87°51'10" E, 59.41 feet; thence S 04°33'44" E, 380.72 feet; thence S 87°45'19" E, 125.00 feet; thence S 00°46'50" W, 200.00 feet; thence S 87°45'18" E, 606.32 feet; thence S 00°46'50" W, 662.02 feet; thence N 87°45'18" W, 659.99 feet; thence S 00°46'50" W, 16.50 feet to the point of beginning. This description contains 21.53 acres.

### **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.

1. The land owner shall obtain a waiver from the ZLR Committee for the lack of road frontage for the lot design.
2. A joint driveway agreement shall be prepared which meets the standards of Dane County Code of Ordinances Section 75.19(8) and shall be recorded with the Dane County Register of Deeds.
3. The general area of the wetlands shall be shown on the Certified Survey Map. A note shall be placed on the Certified Survey Map which states, "Wetland boundaries shall be delineated prior to the development of Lot 4."
4. The landowner shall address the concerns expressed by the Dane County Highway Department regarding the construction of a 200-foot turn land and passing lane on County Highway PD.

### **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.**