

**Dane County Board of Supervisors
Amending Chapter 10 of the Dane County Code of Ordinances
Zoning Map Amendment Petition # 12050**

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 29

Zoning District Boundary Changes

Lot 1 SFR-08 to RR-2

Part of the NE1/4 of the SW1/4, Section 29, Town 6 North, Range 8 East, Town of Verona, Dane County, Wisconsin, described as follows:

Commencing at the West Quarter Corner of said Section 29; Thence along the North line of said SW1/4, S89°42'21"E, 2678.36 feet to the center of said Section; Thence along the East line of said SW1/4, S01°01'56"W, 248.34 feet to a point known as the Point of Beginning; Thence continuing along said East line, S01°01'56"W, 145.17 feet; Thence N89°42'21"W, 889.38 feet; Thence N00°18'42"E, 228.71 feet; Thence N89°42'21"W, 8.31 feet; Thence N00°18'42"E, 112.64 feet; Thence S89°42'21"E, 205.00 feet; Thence S00°18'42"W, 197.14 feet; Thence S89°42'21"E, 694.36 feet to the Point of Beginning.

Said parcel contains 168,516.31 sqft or 3.869 Acres Including Right of Way. Said parcel contains 165,781.35 sqft or 3.806 acres Excluding Right of Way. Said parcel to have shared driveway agreement with Lots 2, 3 and 4 of final CSM.

Lot 2 FP-35 to RR-4

Part of the NW1/4 of the SW1/4 and Part of the NE1/4 of the SW1/4, Section 29, Town 6 North, Range 8 East, Town of Verona, Dane County, Wisconsin, described as follows:

Commencing at the West Quarter Corner of said Section 29; Thence along the North line of said SW1/4, S89°42'21"E, 2678.36 feet to the N-S quarter line of said Section; Thence along the East line of said SW1/4, S01°01'56"W, 393.51 feet to a point known as the Point of Beginning; Thence N89°42'21"W, 889.38 feet; Thence N00°18'42"E, 228.71 feet; Thence N89°42'21"W, 550.24 feet; Thence S00°24'19"W, 233.03 feet; Thence S59°20'22"E, 122.01 feet; Thence S89°42'21"E, 1333.95 feet to the said East line; Thence along said East line, N01°01'56"E, 66.00 feet to the Point of Beginning.

Said parcel contains 215,855 sqft or 4.96 Acres Incl Right of Way. Said parcel contains 214,546 sqft or 4.92 acres Excl Right of Way. Said parcel to have shared driveway agreement with Lots 1, 3 and 4 of final CSM.

Lot 3 FP-35 to RR-4

Part of the NW1/4 of the SW1/4 and Part of the NE1/4 of the SW1/4, Section 29, Town 6 North, Range 8 East, Town of Verona, Dane County, Wisconsin, described as follows:

Commencing at the West Quarter Corner of said Section 29; Thence along the North line of said SW1/4, S89°42'21"E, 2678.36 feet to the N-S quarter line of said Section; Thence along the East line of said SW1/4, S01°01'56"W, 459.52 feet to a point known as the Point

of Beginning; Thence N89°42'21"W, 1333.95 feet; Thence N59°20'22"W, 122.01 feet; Thence N89°32'23"W, 314.85 feet; Thence S52°50'36"W, 205.19 feet; Thence S05°57'35"W, 108.80 feet; Thence N87°33'56"W, 594.38 feet; Thence N00°18'42"E, 76.15 feet; Thence S89°42'21"E, 1333.97 feet to the said East line; Thence along said East line, N01°01'56"E, 66.00 feet to the Point of Beginning.

Said parcel contains 203,432 sqft or 4.67 Acres Incl Right of Way. Said parcel contains 202,056 sqft or 4.64 acres Excl Right or Way. Said parcel to have shared driveway agreement with Lots 1, 2, and 4 of final CSM.

Lot 4 FP-35 and RR-2 to FP-35

Part of the NW1/4 of the SW1/4 and Part of the NE1/4 of the SW1/4, Section 29, Town 6 North, Range 8 East, Town of Verona, Dane County, Wisconsin, described as follows: Commencing at the West Quarter Corner of said Section 29 also known as the Point of Beginning; Thence along the North line of said SW1/4, S89°42'21"E, 2678.36 feet to the center of said Section; Thence along the East line of said SW1/4, S00°58'16"W, 234.38 feet; Thence N89°42'21"W, 694.36 feet; Thence N00°18'42"E, 183.05 feet; Thence N89°42'21"W, 205.00 feet; Thence S00°18'42"W, 98.77 feet; Thence S89°42'21"W, 541.93 feet; Thence S00°24'19"W, 233.03 feet; Thence N89°32'23"W, 314.85 feet; Thence S52°50'36"W, 205.19 feet; Thence S05°57'35"W, 108.80 feet; Thence N00°18'42"E, 76.15 feet; Thence S89°42'21"E, 1333.97 feet to the East line of said SW1/4; Thence along said East line, S00°58'16"W, 757.80 feet; Thence the 1/16th line, N89°39'31"W, 2649.06 feet to the West line of said SW1/4; Thence along said West line, N00°19'53"W, 1312.69 feet to the Point of Beginning.

Said parcel contains 2,871,297.05 sqft or 65.916 Acres Including Right of Way. Said parcel contains 2,845,960.18 sqft or 65.334 acres Excluding Right or Way. Said parcel to have shared driveway agreement with Lots 1, 2, and 3 of final CSM.

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. This rezone petition shall become effective only upon the Town Board approval to vacate the Sugar Ridge road right-of-way.

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 balance of the FP-35 zoned property (proposed Lot 4) stating the following:
 - a. Further residential/nonfarm development is prohibited on the remaining FP-35 zoned land. The housing density rights for the 1980 Thomas Kretschman 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.**