

**Dane County Board of Supervisors
Amending Chapter 10 of the Dane County Code of Ordinances
Zoning Map Amendment Petition 11215**

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 5

Zoning District Boundary Changes

RH-4 to R-4

Part of the SE ¼ of the NW ¼ of Section 5, T06N, R08E, Town of Verona, Dane County, Wisconsin, more particularly described as follows: Commencing at the N ¼ of Section 5, aforesaid; thence S01°46'32"W along the East line of the SE ¼ of the NW ¼ of said Section a distance of 1485.58 feet; then N88°13'28"W, 496.10 feet to the Easterly point of the Woods at Watch Hill Condominium, said point also being on the Southwesterly Right-of-Way line of Shady Oak Lane and the point of beginning; thence S28°07'06"E along said Right-of-Way line, 658.83 feet; thence S17°28'32"W, 407.76 feet; thence S89°28'32"W, 1582.76 feet; thence N00°03'34"E, 485.13 feet to the SW corner of Unit 18, the Woods at Watch Hill Condominium; thence N89°17'00"E along the South line of said condominium, 672.92 feet to the SE corner of Unit 21 of said condominium; thence N02°27'47"E along the East line of said Unit 21 a distance of 411.54 feet to the South Right-of-Way line of Watch Hill Court, a private road; thence S87°37'38"E along said South line, 582.50 feet; thence N49°28'52"E along said South Right-of-Way line, 159.93 feet to the Point of Beginning. Said parcel contains approximately 26.4 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. A developer's agreement shall be approved by the Town Board and Town attorney for the development of the property.
2. The language within the declaration of the condominium plat shall be approved by the Town Board prior to the recording of the condominium plat.

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 property which limits the use of the property to 13 single-family dwelling units located on areas no less than 1 1/2 acres each. The property will have 3 common space areas.

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.