

**Dane County Board of Supervisors  
Amending Chapter 10 of the Dane County Code of Ordinances  
Zoning Map Amendment Petition 11682**

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 18

**Zoning District Boundary Changes**

**AT-35 TO SFR-1**

A parcel of land located in part of the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 18, T6N, R8E, Town of Verona, Dane County, Wisconsin, being more particularly described as follows: Commencing at the Southwest Corner of said Section 18; thence N 00°27'49" E along the west line of the Southwest  $\frac{1}{4}$ , 1,323.93 feet to the Southwest Corner of the said Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  and to the point of beginning. Thence S 88°05'08" E, 313.25 feet; thence N 00°25'07" W, 492.28 feet; thence S 89°26'28" W, 305.62 feet to the west line of said Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$ ; thence S 00°27'49" W along said west line, 478.84 feet to the point of beginning. This parcel contains 150,200 sq. ft. or 3.45 acres and is subject to a road right of way over the westerly side thereof.

AND

A parcel of land located in part of the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 18, T6N, R8E, Town of Verona, Dane County, Wisconsin, being more particularly described as follows: Commencing at the Southwest Corner of said Section 18; thence N 00°27'49" E along the west line of the Southwest  $\frac{1}{4}$ , 1,323.93 feet; thence S 88°05'08" E, 313.25 feet; thence N 00°25'07" W, 522.28 feet to the point of beginning. Thence continue N 00°25'07" W, 312.54 feet to the centerline of Dairy Ridge Road; thence along said centerline for the next two courses N 87°31'58" E, 244.19 feet; thence along an arc of a curve concaved southerly having a radius of 1,432.72 feet and a long chord bearing and distance of S 89°21'30" E, 162.54 feet; thence S 00°25'07" E, 473.40 feet; thence N 69°31'56" W, 435.14 feet to the point of beginning. This parcel contains 161,086 sq. ft. or 3.70 acres and is subject to a road right of way over the northerly side thereof.

TOTAL AT-35 TO SFR-1 = 311,287 SQ. FT. OR 7.15 ACRES

**AT-35 TO SFR-2**

A parcel of land located in part of the Northwest  $\frac{1}{4}$  and Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 18, T6N, R8E, Town of Verona, Dane County, Wisconsin, being more particularly described as follows: Commencing at the Southwest Corner of said Section 18; thence N 00°27'49" E along the west line of the Southwest  $\frac{1}{4}$ , 1,323.93 feet; thence S 88°05'08" E, 313.25 feet; thence N 00°25'07" W, 522.28 feet; thence S 69°31'56" E, 435.14 feet to the point of beginning. Thence continue S 69°31'56" E, 149.76 feet; thence S 88°05'08" E, 1,690.93 feet to the east line of the said Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$ ; thence N 00°25'07" W along the said east line, 461.83 feet to the centerline of Dairy Ridge Road; thence along said centerline for the next 4 courses N

87°52'35" W, 1,189.65 feet; thence along an arc of a curve concaved northeasterly having a radius of 2,863.90 feet and a long chord bearing of N 84°16'28" W, 360.53 feet; thence N 80°30'31" W, 152.52 feet; thence along an arc of a curve concaved southerly having a radius of 1,432.72 feet and a long chord bearing and distance of N 83°26'28" W, 133.26 feet; thence S 00°25'07" E, 473.40 feet to the point of beginning. This parcel contains 861,669 sq. ft. or 19.78 acres and is subject to a road right of way over the northerly side thereof.

### **AT-35 TO NR-C**

A parcel of land located in part of the Northwest ¼ and Northeast ¼ of the Southwest ¼ of Section 18, T6N, R8E, Town of Verona, Dane County, Wisconsin, being more particularly described as follows:

Commencing at the Southwest Corner of said Section 18; thence N 00°27'49" E along the west line of the Southwest ¼, 1323.93 feet; thence S 88°05'08" E, 313.25 feet to the point of beginning. Thence continue S 88°05'08" E, 2,237.85 feet to southeast corner of the said Northeast ¼ of the Southwest ¼; thence N 00°25'07" W along the east line of the said Northeast ¼ of the Southwest ¼, 336.02 feet; thence N 88°05'08" W, 1,690.93 feet; thence N 69°31'56" W, 584.90 feet; thence S 00°25'07" E, 522.28 feet to the point of beginning. This parcel contains 802,228 sq. ft. or 18.42 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.

1. Lots 4-13 shall have staggered front yard setbacks.
2. A trail shall be installed in the outlot.
3. Screening shall approved by the Town Plan Commission.
4. A height limit for all single story residences shall be approved by the Town Plan Commission.
5. Elevation drawings shall be provided by the applicant.
6. A maintenance agreement shall be created as part of the developer's agreement.

## **RECORDING OF AN APPROVED PLAT REQUIRED**

The above listed description(s) is/are intended to describe land for which a subdivision plat conforming to all applicable provisions of Chapter 236 of Wisconsin Statutes and Chapter 75, Dane County Code of Ordinances will be prepared for approval and recorded. This amendment will become effective, if within two years of its approval by Dane County, a plat that described the land to be rezoned is recorded in the office of the Dane County Register of Deeds.

**Failure to record the plat will cause this amendment to be null and void. A copy of the recorded plat shall be submitted to Dane County Zoning.**