

**Dane County Board of Supervisors
Amending Chapter 10 of the Dane County Code of Ordinances
Zoning Map Amendment Petition 11105**

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 34

Zoning District Boundary Changes

PROPOSED LOT 1 (To be rezoned from RH-3 to RH-1):

Part of Lot 1 of Certified Survey Map No. 11731, recorded in Volume 72, Pages 5-6 of Dane County Certified Survey Maps, located in the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 34, T6N, R8E, Town of Verona, Dane County, Wisconsin, described as follows: Commencing at the Northeast corner of said Section 34; thence $S0^{\circ}43'36''W$, 1311.25 feet; thence $S89^{\circ}37'18''W$, 22.70 feet to the West right of way line of Range Trail; thence continuing $S89^{\circ}37'18''W$, 720.16 feet along the South line of said Lot 1 to the point of beginning; thence continuing along said South line $S89^{\circ}37'18''W$, 600.00 feet; thence $N00^{\circ}47'12''E$, 174.98 feet along the West line of said Lot 1; thence $N89^{\circ}37'33''E$, 520.00 feet; thence $S23^{\circ}59'08''E$, 190.88 feet to said South line and the point of beginning; Containing 97,960 square feet, or 2.25 acres.

PROPOSED LOT 2 (To be rezoned from RH-3 to RH-2):

Part of Lot 1 of Certified Survey Map No. 11731, recorded in Volume 72, Pages 5-6 of Dane County Certified Survey Maps, located in the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 34, T6N, R8E, Town of Verona, Dane County, Wisconsin, described as follows: Commencing at the Northeast corner of said Section 34; thence $S0^{\circ}43'36''W$, 1311.25 feet; thence $S89^{\circ}37'18''W$, 22.70 feet to the West right of way line of Range Trail; thence continuing $S89^{\circ}37'18''W$, 720.16 feet along the South line of said Lot 1; thence $N23^{\circ}59'08''W$, 190.88 feet to the point of beginning; thence $S89^{\circ}37'33''W$, 520.00 feet to the West line of said Lot 1; thence $N00^{\circ}47'12''E$, 325.00 feet along said West line; thence $N89^{\circ}37'18''E$, 623.30 feet along the North line of said Lot 1; thence $S00^{\circ}00'00''E$, 325.00 feet; thence $S89^{\circ}37'33''W$, 107.76 feet to the point of beginning; Containing 203,280 square feet or 4.66 acres.

PROPOSED LOT 3 (To be rezoned from RH-3 to RH-1):

Part of Lot 1 of Certified Survey Map No. 11731, recorded in Volume 72, Pages 5-6 of Dane County Certified Survey Maps, located in the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 34, T6N, R8E, Town of Verona, Dane County, Wisconsin, described as follows: Commencing at the Northeast corner of said Section 34; thence $S0^{\circ}43'36''W$, 1311.25 feet; thence $S89^{\circ}37'18''W$, 22.70 feet to the West right of way line of Range Trail and the point of beginning; thence continuing $S89^{\circ}37'18''W$, 720.16 feet along the South line of said Lot 1; thence $N23^{\circ}59'08''W$,

190.88 feet; thence N89°37'33"E, 107.76 feet; thence N00°00'00"W, 325.00 feet to the North line of said Lot 1; thence N89°37'18"E, 200.00 feet along said North line; thence S00°00'00"E, 433.91 feet along the West line of Lot 2, Certified Survey Map No. 11731; thence N89°37'18"E, 490.00 feet along the South line of said Lot 1 to said right of way line; thence S00°00'00"E, 66.00 feet along said right of way line to the point of beginning; Containing 144,379 square feet, or 3.31 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 joint driveway agreement shall be recorded with the Register of Deed which meets the standards of Dane County Code of Ordinances Section 75.19(8). A copy of the agreement shall be submitted to the Town of Verona.
2. The driveway shall be paved prior to the issuance of a zoning permit or building permit for the construction of any additional home on the property.
3. Tree trimming shall be limited on the property to avoid impacts related to oak wilt.
4. A note shall be placed on the certified survey map identifying the potential of wetlands along the west side of the property. Development in this area will be subject to a wetland delineation.

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. Lots 1, 2, and 3 are prohibited from any further land divisions or additional development.

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.

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.**