

**Dane County Board of Supervisors
Amending Chapter 10 of the Dane County Code of Ordinances
Zoning Map Amendment Petition 11407**

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

RH-4 to RH-1

A parcel of land located in part of the Southeast $\frac{1}{4}$, Southwest $\frac{1}{4}$, Northeast $\frac{1}{4}$, and Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 7, T6N, R8E, Town of Verona, Dane County, Wisconsin. Being part of Lot 4 Certified Survey Map No. 9599, recorded in the Dane County Register of Deeds Office in Volume 55 of Certified Surveys, Pages 106 through 108, as Document No. 3190438 and part vacated Prairie Circle, being more particularly described as follows: Commencing at the Southeast Corner of said Section 7; thence N 87°45'19" W along the South line of the Southeast $\frac{1}{4}$, 1312.97 feet; thence N 44°01'39" W, 832.69 feet; thence N 46°00'47" E, 394.90 feet to the point of beginning. Thence continue N 46°00'47" E, 300.00 feet; thence N 35°13'36" W, 353.53 feet; thence N 48°51'10" E, 362.99 feet; thence N 82°00'57" E, 150.05 feet; thence S15°55'30" E, 66.94 feet; thence S 34°20'18" E, 67.21 feet; thence along an arc of a curve concaved northerly having a radius of 70.00 feet and a long chord bearing of N 62°27'11" E, 50.94 feet; thence N 89°00'13" E, 113.65 feet; thence S 02°10'15" W, 196.69 feet; thence S 31°46'55" E, 143.56 feet; thence S 04°33'44" E, 634.18 feet; thence S 62°34'32" W, 365.82 feet; thence N 44°06'46" W, 636.18 feet to the point of beginning. This parcel contains 622,717 sq. ft. or 14.30 acres thereof.

RH-4 to CO-1

A parcel of land being part of Lot 4 Certified Survey Map No. 9599, recorded in the Dane County Register of Deeds Office in Volume 55 of Certified Surveys, Pages 106 through 108, as Document No. 3190438. Located in part of the Southeast $\frac{1}{4}$ and Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ 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°45'19" W along the South line of the Southeast $\frac{1}{4}$, 1312.97 feet; thence N 44°01'39" W, 311.95 feet to the point of beginning. Thence continue N 44°01'39" W, 520.74 feet; thence N 46°00'47" E, 394.90 feet; thence S 44°06'46" E, 636.18 feet; thence S 62°16'06" W, 412.42 feet to the point of beginning. This parcel contains 228,681 sq. ft. or 5.25 acres thereof.

A-3 to CO-1

A parcel of land located in part of the Southeast $\frac{1}{4}$ and Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ 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°45'19" W along the South line of the Southeast ¼, 676.50 to the point of beginning. Thence continue N 87°45'19" W, 636.47 feet; thence N 44°01'39" W, 311.95 feet; thence N 62°16'06" E, 412.42 feet; thence S 48°58'11" E, 487.22 feet; thence S 87°45'19" E, 346.05 feet; thence S 02°14'41" W, 100.00 feet; thence N 87°45'19" W, 221.61 feet; thence S 00°46'50" W, 16.50 feet to the point of beginning. This parcel contains 228,395 sq. ft. or 5.24 acres thereof.

A-3 to RH-2

A parcel of land located in part of the Southeast ¼ of the Southeast 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°45'19" W along the South line of the Southeast ¼, 680.41 feet; thence N 14°10'29" E, 119.07 feet to the point of beginning. Thence continue N 14°10'29" E, 557.71 feet; thence N 49°59'43" W, 459.75 feet; thence S 04°33'44" E, 343.34 feet; thence S 62°34'32" W, 365.82 feet; thence S 48°58'11" E, 487.22 feet; thence S 87°45'19" E, 145.57 feet to the point of beginning. This parcel contains 228,395 sq. ft. or 5.24 acres thereof.

A-3 to RH-1

A parcel of land located in part of the Northeast ¼ and Southeast ¼ of the Southeast ¼ of Section 7, T6N, R8E, Town of Verona, Dane County, Wisconsin. Being part of Lot 4 Certified Survey Map No. 9599, recorded in the Dane County Register of Deeds Office in Volume 55 of Certified Surveys, Pages 106 through 108, as Document No. 3190438 and part of vacated Prairie Circle, being more particularly described as follows: Commencing at the Southeast Corner of said Section 7; thence N 00°46'50" E along the East line of the Southeast ¼, 1339.83 feet to the point of beginning. Thence continue N 00°46'50" E, 313.88 feet; thence N 87°51'10" W, 877.81 feet; thence N 03°23'30" W, 34.00 feet; thence S 89°04'38" W, 257.42 feet; thence S 15°59'20" E, 74.04 feet; thence S 34°20'18" E, 56.29 feet; thence along an arc of a curve concaved northwesterly having a radius of 70.00 feet and a long chord bearing S 34°19'34" W, 16.56 feet; thence N 89°00'13" E, 113.65 feet; thence S 02°10'15" W, 196.69 feet; thence S 31°46'55" E, 143.56 feet; thence S 04°33'44" E, 274.53 feet; thence S 87°11'38" E, 353.58 feet; thence S 69°58'32" E, 541.48 feet; thence N 00°46'50" E, 548.45 feet; thence S 87°53'41" E, 16.50 feet to the point of beginning. This parcel contains 710,631 sq. ft. or 16.31 acres thereof.

A-3 to RH-3

A parcel of land located in part of the Southeast ¼ of the Southeast 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 along the East line of the Southeast ¼, 786.00 feet; thence N 69°58'32" W, 17.48 feet to the point of beginning. Thence continue N 69°58'32" W, 541.48 feet; thence N 87°11'38" W, 353.58 feet; thence S 04°33'44" E, 16.31 feet; thence S 49°59'43" E, 459.75 feet; thence S 14°10'29" W, 557.71 feet; thence S 87°45'19" E, 200.48 feet; thence S 02°14'41" W, 100.00 feet; thence S 87°45'19" E, 438.39 feet; thence N 00°46'50" E, 774.84 feet to the point of beginning. This parcel contains 517,904 sq. ft. or 11.89 acres thereof.

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 developer shall enter into a contract with the Dane County Highway Department for the necessary improvements needed for the intersection of County Highway PD and Prairie Circle. The improvement shall be installed within 2 years of the recording of the subdivision plat.
2. The developer shall enter into a developer's agreement with the Town of Verona for the improvements required for the development. The agreement shall be approved by the Town Board.
3. The zoning boundary is limited to the creation of 15 lots (14 residential lots, all equal to or greater than 2.0 acres, and one conservation outlot). The road layout for the subdivision shall conform to the concept plan dated March 3, 2019. All storm water detention ponds shall be on outlots. Any revisions or alterations of the plan shall be subject to review by the Town of Verona Plan Commission.
4. The zoning shall be contingent upon:
 - a. A wetland delineation being conducted and the report submitted to the Town and the County prior to the preliminary plat.
 - b. A preliminary storm water management plan shall be prepared and submitted to the Town prior to the preliminary plat.
 - c. The roadway engineering plans shall be prepared and approved by the Town. Each cul-de-sac shall have an engineered circle with an appropriate radius and lots shall not include easements for cul-desac construction.
 - d. A declaration of neighborhood covenants shall be prepared and approved by the Town which includes architecture design features for homes and accessory buildings and landscaping requirements for residential lots.
 - e. A financial agreement shall prepared and approved by the Town of Verona for maintenance of the outlots which include storm water features.

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.