

**Dane County Board of Supervisors
Amending Chapter 10 of the Dane County Code of Ordinances
Zoning Map Amendment Petition 11415**

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 31

Zoning District Boundary Changes

A-1EX to RH-4

A parcel of land located in the Fractional Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 31, T6N, R8E, Town of Verona, Dane County, Wisconsin, being particularly described as follows: Commencing at the Northwest Corner of said Section 31 and the intersection of Spring Rose Road and Riverside Road, thence S 88°32'42" E along the north line of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ and the centerline of said Riverside Road, 569.18 feet to the point of beginning. Thence continue S 88°32'42" E along north line of said Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ and the centerline of said Riverside Road, 733.66 feet to the Northeast Corner of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$; thence S 02°02'57" W along the east line of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, 1316.27 feet to the Southeast Corner of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$; thence N 89°08'36" W along the South line of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, 697.43 feet; thence N 00°28'34" E, 1323.67 feet to a point on the north line of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ and to the point of beginning. This parcel contains 944,401 sq. ft. or 21.68 acres and is subject to a road right-of-way of 33 feet over the northerly sides thereof.

A-1EX to RH-1

A parcel of land located in the Fractional Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 31, T6N, R8E, Town of Verona, Dane County, Wisconsin, being particularly described as follows: Commencing at the Northwest Corner of said Section 31 and the intersection of Spring Rose Road and Riverside Road, thence S 00°28'34" W along the west line of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ and the centerline of Spring Rose Road, 683.11 feet to the point of beginning. Thence continue S 00°28'34" W along the west line of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ and the centerline of Spring Rose Road, 646.51 feet to the Southwest Corner of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$; thence S 89°08'36" E along the south

line of the Northwest ¼ of the Northwest ¼, 569.11 feet; thence N 00°28'34" E, 640.57 feet; thence N 88°32'42" W, 569.18 feet to a point on the west line of the Northwest ¼ of the Northwest ¼ and to the point of beginning. This parcel contains 366,235 sq. ft. or 8.41 acres and is subject to a road right-of-way of 33 feet over the westerly side thereof.

A-1EX to RH-3

A parcel of land located in the Fractional Northwest ¼ of the Northwest ¼ of Section 31, T6N, R8E, Town of Verona, Dane County, Wisconsin, being particularly described as follows: Beginning at the Northwest Corner of said Section 31 and the intersection of Spring Rose Road and Riverside Road, thence S 88°32'42" E along the north line of the Northwest ¼ of the Northwest ¼ and the centerline of said Riverside Road, 569.18 feet; thence S 00°28'34" W, 683.11 feet; thence N 88°32'42" W, 569.18 feet to a point on the West line of the Northwest ¼ of the Northwest ¼ and the centerline of Spring Rose Road; thence N 00°28'34" E along said West line of the Northwest ¼ of the Northwest ¼ and centerline of Spring Rose Road, 683.11 feet to the Northwest Corner of said Section 31 and to the point of beginning. This parcel contains 388,754 sq. ft. or 8.92 acres and is subject to a road right-of-way of 33 feet over the westerly and northerly sides 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. Site Plan Approval required by the Town. Future home sites shall to the extent possible avoid removing the large oak and hickory trees over 18" in diameter at 4.5', avoid building on slopes equal to or exceeding 15%, and the placement of buildings on Lots 2, 3, and 4 must be approved by Town of Verona staff.

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 Lot 1 of the CSM to allow one additional lot to be created on the lot after seven years.
2. A deed restriction shall be recorded on Lot 4 of the CSM to allow four lots total to be created on the lot after seven years.

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.**