

**Dane County Board of Supervisors  
Amending Chapter 10 of the Dane County Code of Ordinances  
Zoning Map Amendment Petition 11779**

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 36

**Zoning District Boundary Changes**

**RR-2 to MFR-08**

A parcel of land located in the SW1/4 of the NE1/4 and the SE1/4 of the NW1/4 of Section 36, T6N, R8E, Town of Verona, Dane County, Wisconsin to-wit: Commencing at the East 1/4 corner of said Section 36; thence N89°29'52"W, 2615.27 feet along the South line of said NE1/4 to the point of beginning; thence N89°29'52"W, 322.47 feet along said South line to the Center of said Section 36; thence N89°30'09"W, 326.67 feet along the South line of said NW1/4; thence N01°09'44"E, 1308.28 feet along the East line of Lot 2, Certified Survey Map No. 12066 and the Northerly extension thereof to a point on the North line of said SE1/4 of the NW1/4; thence S89°31'27"E, 321.14 feet to the Southwest corner of Unit 3, Deer Haven Estates Condominium; thence S89°43'03"E, 319.52 feet to the Southeast corner of said Unit 3; thence S00°47'27"W, 1309.56 feet along the West line of Deer Haven Trail and the Southerly extension thereof to the point of beginning. Containing 843,901 square feet (19.373 acres).

**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. A condominium plat shall be recorded with the Register of Deeds. The plat shall be the design as submitted to the Zoning and Land Regulation Committee, dated January 28, 2022.
2. A condominium declaration shall be recorded with the Register of Deeds. The declaration shall be subject to County Staff and Town of Verona approval prior to recording.
3. A development agreement shall be approved by the Town of Verona for the improvements necessary for the condominium development.
4. The developer shall provide cross sections for the private drive design at the intersection of Sunset Drive. The design shall be approved by the Town Engineer for safety purposes

### 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 with the following language:
  - a. The Condominium Plat is limited to a maximum of 4 units; no unit area being smaller than 3 acres.
  - b. Each unit of the Condominium plat shall be limited to no more than one detached, single family residence.
  - c. All buildings constructed on the property must be within the setback area identified in the condominium plat.
  - d. One common area for the shared driveway will be provided as part of the Condominium Plat.

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.