

**Dane County Board of Supervisors
Amending Chapter 10 of the Dane County Code of Ordinances
Zoning Map Amendment Petition 11416**

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 19, 30

Zoning District Boundary Changes

AT-35 to SFR-1

A parcel of land located in the Southwest $\frac{1}{4}$ and Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 19, T6N, R8E, Town of Verona, Dane County, Wisconsin, more particularly described as follows: Commencing at the Southwest corner of said Section 19; thence N 00°39'49" E along the west line of the Southwest $\frac{1}{4}$ i, 901.08 feet to the point of beginning. Thence continue N00°39'49"E along the said west line of the Southwest $\frac{1}{4}$, 808.24 feet; thence S89°39'05"E, 85.85 feet; N00°30'36"E, 267.33 feet; thence S86°47'33"E, 303.39 feet; thence along an arc of a curve concaved southeasterly having a radius of 153.00 feet and a long chord bearing of N24°55'58"E, 113.27 feet; thence N46°39'29"E, 37.95 feet; thence along an arc of a curve concaved southwesterly having a radius of 15.00 feet and a long chord bearing of N01°39'29"E, 21.21 feet; thence N43°20'31"W, 158.53 feet; thence along an arc of a curve concaved southwesterly having a radius of 117.00 feet and a long chord bearing of N56°18'16"W, 52.49 feet; thence N20°44'06"E, 409.59 feet to a point on the north line of the Southwest $\frac{1}{4}$; thence S88°12'21"E along the said north line of the Southwest $\frac{1}{4}$, 778.74 feet to the Northeast Corner of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$; thence S00°34'21"W along the east line of the west half of the Southwest $\frac{1}{4}$, 667.99 feet; thence N89°23'31"W, 184.23 feet; thence S00°36'29"W, 300.00 feet; thence S89°23'31"E, 184.42 feet to a point on the said east line of the west half of the Southwest $\frac{1}{4}$; thence S00°34'21"W along said east line of the west half of the Southwest $\frac{1}{4}$, 933.94 feet; thence S60°43'17"W, 425.95 feet; thence N89°32'13"W, 324.72 feet; thence N81°53'14"W, 246.10 feet; thence N58°38'50"W, 109.10 feet; thence N49°07'49"E, 319.09 feet; thence along an arc of a curve concaved northeasterly having a radius of 183.00 feet and a long chord bearing of N21°36'32"W, 120.73 feet; thence S87°39'08"W, 392.45 feet to the point of beginning. This parcel contains 2,097,746 sq. ft. or 48.16 acres thereof.

AT-35 to SFR-1

A parcel of land located in the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 19, T6N, R8E, Town of Verona, Dane County, Wisconsin, more particularly described as follows: Commencing at the West $\frac{1}{4}$ Corner of said Section 19; thence S88°12'21"E along the north line of the Southwest $\frac{1}{4}$, 83.35 feet to the point of beginning. Thence continue S88°12'21"E along said north line of the Southwest $\frac{1}{4}$, 365.61 feet; thence S20°44'06"W, 409.59 feet; thence along an arc of a curve concaved southwesterly

having a radius of 117.00 feet and a long chord bearing of S56° 18'16"E, 52.49 feet; thence S43°20'31"E, 158.53 feet; thence along an arc of a curve concaved southwesterly having a radius of 15.00 feet and a long chord bearing of S01°39'29"W, 21.21 feet; thence S46°39'29"W, 37.95 feet; thence along an arc of a curve concaved southeasterly having a radius of 153.00 feet along a long chord bearing S24°55'58"W, 113.27 feet; thence N86°47'33"W, 303.39 feet; thence N00°30'36"E, 671.93 feet to the point of beginning. This parcel contains 207,140 sq. ft. or 4.75 acres thereof.

AND

A parcel of land located in the Southwest ¼ of the Southwest ¼ of Section 19, T6N, R8E, Town of Verona, Dane County, Wisconsin, more particularly described as follows: Commencing at the Southwest corner of said Section 19; thence N00°39'49"E along the west line of the Southwest ¼, 716.39 feet to the point of beginning. Thence S58°38'50"E, 231.19 feet; thence N49°07'49"E, 319.09 feet; thence along an arc of a curve concaved northeasterly having a radius 183.00 feet and a long chord bearing N21°36'32"W, 120.73 feet; thence S87°39'08"W, 392.45 feet to a point on the said west line of the Southwest ¼; thence S00°39'49"W along the said west line of the Southwest ¼, 184.69 feet to the point of beginning. This parcel contains 97,075 sq. ft. or 2.23 acres thereof.

AT-35 to NR-C

A parcel of land located in the Northwest ¼ of the Southwest ¼ of Section 19, T6N, R8E, Town of Verona, Dane County, Wisconsin, more particularly described as follows: Commencing at the West ¼ Corner of said Section 19; thence S88°12'21"E along the north line of the Southwest ¼, 1227.70 feet to the Northeast Corner of the Northwest ¼ of the Southwest ¼; thence S00°34'21"W along the east line of the west half of the Southwest ¼, 667.99 feet to the point of beginning. Thence N89°23'31"W, 184.23 feet; thence S00°36'29"W, 300.00 feet; thence S89°23'31"E, 184.42 feet to a point on the said east line of the west half of the Southwest ¼, thence N00°34'21"W along the said east line of the west half of the Southwest ¼, 300.00 feet to the point of beginning. This parcel contains 55,297 sq. ft. or 1.27 acres thereof.

AND

A parcel of land located in the Southwest ¼ of the Southwest ¼ of Section 19 and the Northwest ¼ of the Northwest ¼ of Section 30, all in T6N, R8E, Town of Verona, Dane County, Wisconsin, more particularly described as follows: Beginning at the Southwest Corner of said Section 19; thence N00°39'49"E along the west line of the Southwest ¼, 716.39 feet; thence S58°38'50"E, 340.29 feet; thence S81°53'14"E, 246.10 feet; thence S89°32'13"E, 324.72 feet; thence N60°43'17"E, 425.95 feet to a point on the east line of the west half of the Southwest ¼; thence S00°34'21"W along said east line of the west half of the Southwest ¼, 310.09 feet to the northwest right-of-way of County Trunk Highway "G"; thence along said northwest right-of-way of County Trunk Highway "G" for the next 6 courses along an arc of a curve concaved southeasterly having a radius of 11,515.00 feet and a long chord bearing of S58°26'18"W, 120.37 feet; thence S31°51'29"E, 10.00 feet; thence along an arc of a curve concaved southeasterly having a radius of 11,515.00 feet and a long chord bearing of S57°24'10"W, 296.85 feet; thence S56°39'49"W, 948.30 feet; thence N33°20'11"W, 15.00 feet; thence S56°50'30"W, 113.51 feet to a point on the west line of the said Northwest ¼ of Section 30; thence

N01°01'43"E along said west line of the Northwest ¼ of Section 30, 402.01 feet to the point of beginning. This parcel contains 710,384 sq. ft. or 16.30 acres thereof.

AND

A parcel of land located in the Northwest ¼ of the Southwest ¼ of Section 19, T6N, R8E, Town of Verona, Dane County, Wisconsin, more particularly described as follows: Beginning at the West ¼ Corner of said Section 19; thence S88°12'21"E along the north line of the Southwest ¼, 83.35 feet; thence S00°30'36"W, 939.26 feet; thence N89°39'05"W, 85.85 feet to a point on the west line of the Southwest ¼; thence N00°39'49"E along the said west line of the Southwest ¼, 941.37 feet to the point of beginning. This parcel contains 79,542 sq. ft. or 1.83 acres and is subject to a road right-of-way over the westerly side 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. 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.
2. The zoning boundary is limited to the creation of 31 lots (27 residential lots, all equal to or greater than 1.5 acres, and 4 conservation outlots). The road layout for the subdivision shall conform to the concept plan dated April 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.
3. A wetland delineation being conducted and the report submitted to the Town and the County prior to the preliminary plat.
4. A preliminary storm water management plan shall be prepared and submitted to the Town prior to the preliminary plat.
5. 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-de-sac construction.
6. 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. Landscaping plans for the berm along Spring Road shall be submitted as part of the covenant document.
7. A financial agreement shall be prepared and approved by the Town of Verona for maintenance of the outlots which include storm water features.
8. A subdivision plat shall be recorded with the Register or Deeds.
9. The developer shall enter into a contract with the Dane County Highway Department for the necessary improvements for the intersection of County Highway G and Spring Rose Road (Type B2 intersection with a right turn

lane, curb and gutter and tapers). The contract shall be in place prior to the zoning becoming effective. The improvements shall be installed within 2 years of the recording of the subdivision plat.

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 one year 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.