

Dane County Rezone Petition

Application Date	Petition Number
03/20/2024	DCPREZ-2024-12045
Public Hearing Date	
05/28/2024	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME SUGAR RIVER INVESTORS & MISHPACHA DEUX	PHONE (with Area Code)	AGENT NAME D'ONOFRIO KOTTKE & ASSOCIATES	PHONE (with Area Code) (608) 833-7530
BILLING ADDRESS (Number & Street)		ADDRESS (Number & Street) 7530 WESTWARD WAY	
(City, State, Zip)		(City, State, Zip) MADISON, WI 53717	
E-MAIL ADDRESS		E-MAIL ADDRESS BSTOFFREGAN@DONOFRIO.CC	

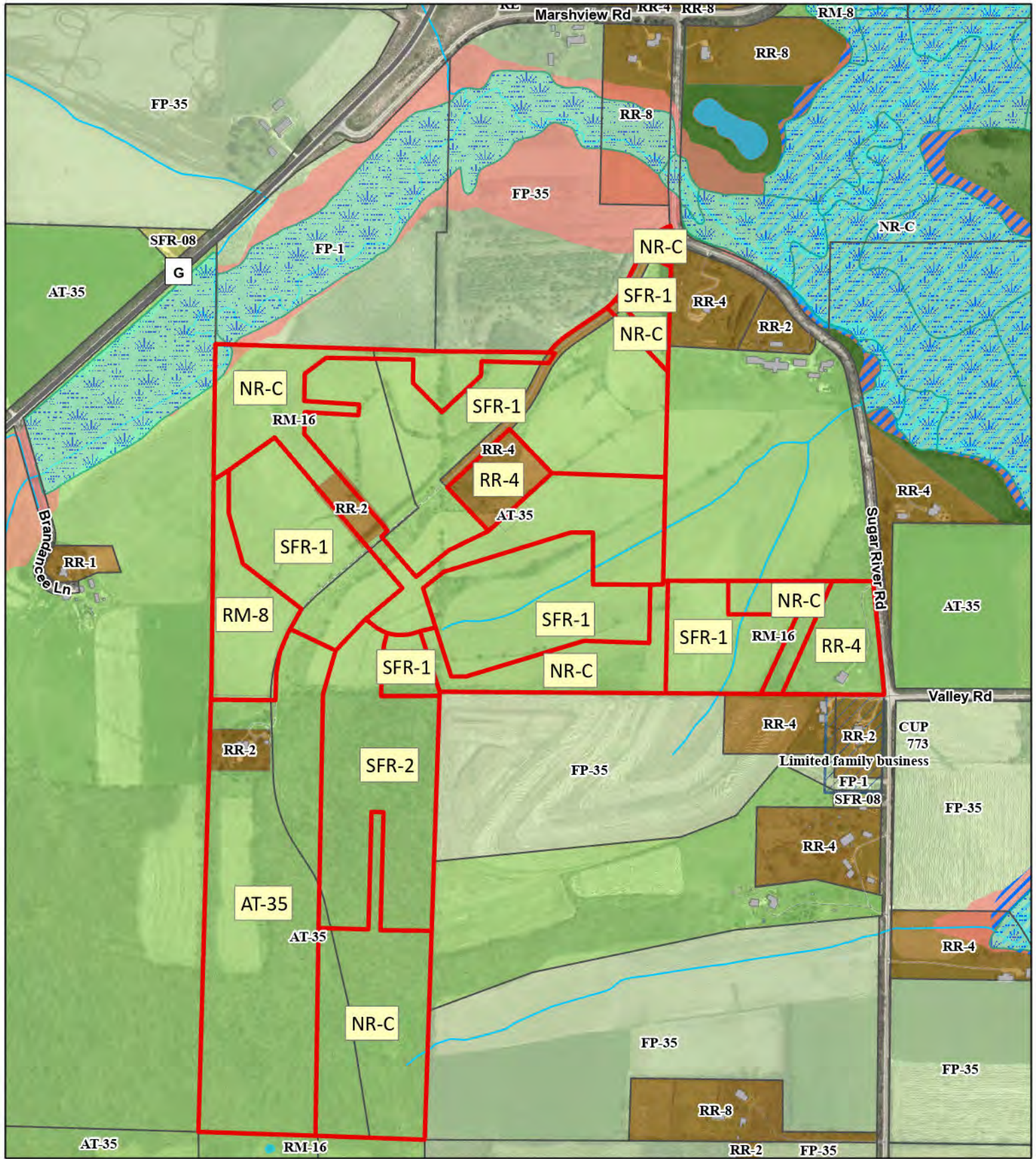
ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
LANDS SURROUNDING 2313 SUGAR RIVER ROAD					
TOWNSHIP VERONA	SECTIONS 19,20,30	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0608-301-8001-1		0608-301-8375-0		See application for additional parcel numbers	

REASON FOR REZONE

CREATE A 58-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION

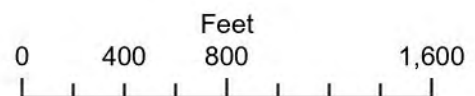
FROM DISTRICT:	TO DISTRICT:	ACRES
AT-35 Agriculture Transition District	SFR-1 Single Family Residential District	50.96
AT-35 Agriculture Transition District	SFR-2 Single Family Residential District	22.32
AT-35 Agriculture Transition District See application for additional zoning changes	NR-C Natural Resource Conservation District	44.87

C.S.M REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	PLAT REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	DEED RESTRICTION REQUIRED? Initials _____	INSPECTOR'S INITIALS RWL1	SIGNATURE:(Owner or Agent) _____
Applicant Initials _____				PRINT NAME: _____
				DATE: _____



Rezone 12045

- Floodplain
- Lake or Pond
- Wetland
- Building Footprint
- River, Stream or Constructed Drainage





Dane County
Department of Planning and Development
 Zoning Division
 Room 116, City-County Building
 210 Martin Luther King Jr. Blvd.
 Madison, Wisconsin 53703
 (608) 266-4266

Application Fees	
General:	\$395
Farmland Preservation:	\$495
Commercial:	\$545
<ul style="list-style-type: none"> • PERMIT FEES DOUBLE FOR VIOLATIONS. • ADDITIONAL FEES MAY APPLY. CONTACT DANE COUNTY ZONING AT 608-266-4266 FOR MORE INFORMATION. 	

REZONE APPLICATION

APPLICANT INFORMATION			
Property Owner Name:	See attached	Agent Name:	D'Onofrio Kottke & Assoc.
Address (Number & Street):		Address (Number & Street):	7530 Westward Way
Address (City, State, Zip):		Address (City, State, Zip):	Madison, WI 53717
Email Address:		Email Address:	bstoffregan@donofrio.cc
Phone#:		Phone#:	(608) 833-7530

PROPERTY INFORMATION

Township:	Verona	Parcel Number(s):	See attached
Section:	19, 20, and 30	Property Address or Location:	Sugar River Road

REZONE DESCRIPTION

<p>Reason for the request. In the space below, please provide a brief but detailed explanation of the rezoning request. Include both current and proposed land uses, number of parcels or lots to be created, and any other relevant information. For more significant development proposals, attach additional pages as needed.</p>	<p>Is this application being submitted to correct a violation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>
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Four property owners are proposing a new subdivision that will require this rezone. There are 4 current zoning districts, AT-35, RM-16, RR-2 and RR-4. The proposed districts are SFR-1, SFR-2, RR-4, RM-8, NR-C and AT-35. The proposed subdivision consists of 58 single family lots and 8 outlots (1-RM-8, 2-RR-4, 1-AT-35, 45- SFR-1, 9-SFR-2, 8 Outlots-NRC). There are 3 existing single family homes within the plat boundary that will remain.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
See attached		

Applications will not be accepted until the applicant has contacted the town and consulted with department staff to determine that all necessary information has been provided. Only complete applications will be accepted. All information from the checklist below must be included. Note that additional application submittal requirements apply for commercial development proposals, or as may be required by the Zoning Administrator.

<input checked="" type="checkbox"/> Scaled drawing of proposed property boundaries	<input checked="" type="checkbox"/> Legal description of zoning boundaries	<input type="checkbox"/> Information for commercial development (if applicable)	<input type="checkbox"/> Pre-application consultation with town and department staff	<input type="checkbox"/> Application fee (non-refundable), payable to the Dane County Treasurer
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I certify by my signature that all information provided with this application is true and correct to the best of my knowledge and understand that submittal of false or incorrect information may be grounds for denial. Permission is hereby granted for Department staff to access the property if necessary to collect information as part of the review of this application. Any agent signing below verifies that he/she has the consent of the owner to file the application.

Owner/Agent Signature _____ Date _____

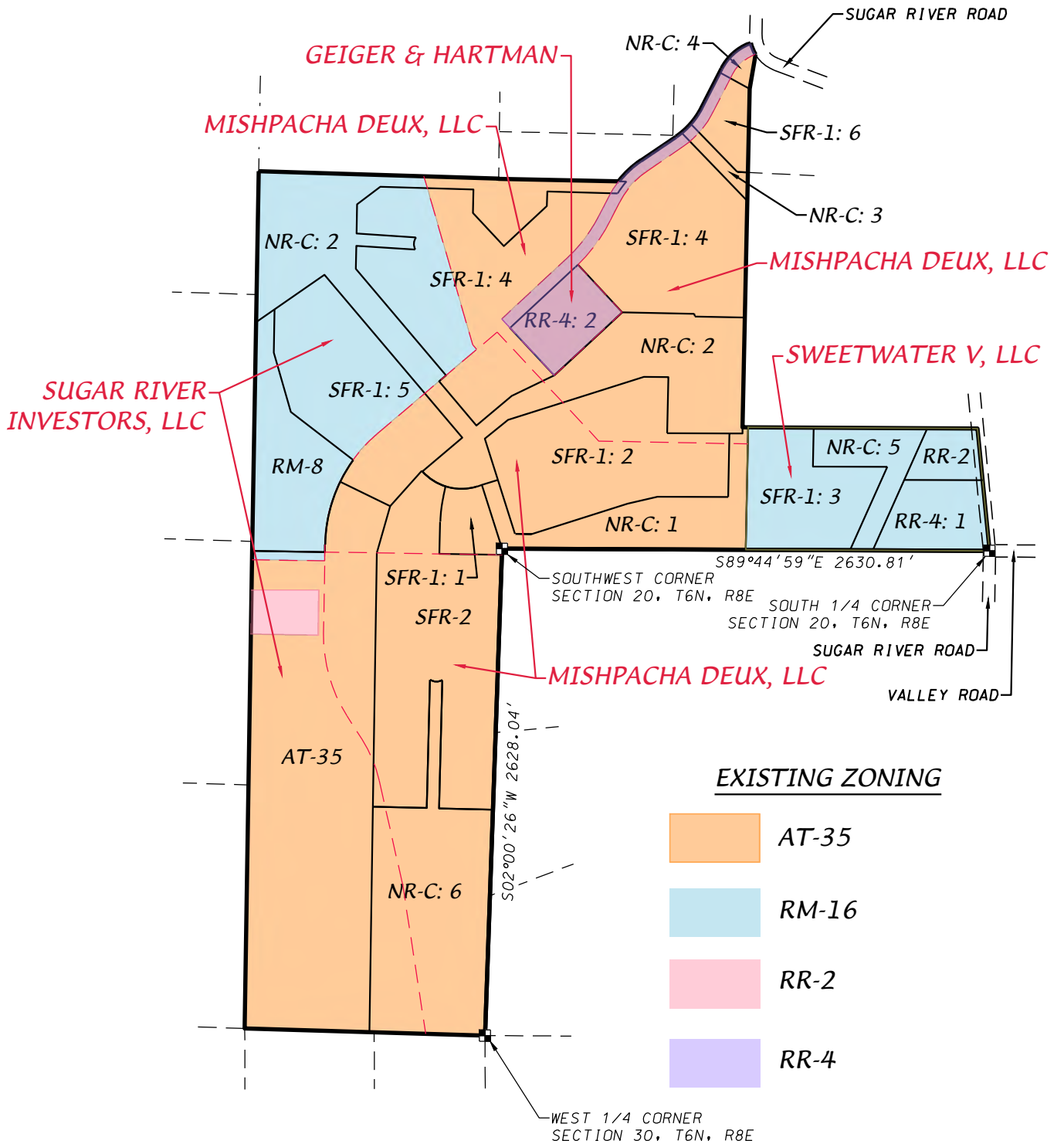
OWNER INFORMATION AND PARCEL NUMBERS

60819495020 MISHPACHA DEUX LLC 1622 LINDALE LN GREEN BAY, WI 54313
60820387230 MISHPACHA DEUX LLC 1622 LINDALE LN GREEN BAY, WI 54313
60820390030 MISHPACHA DEUX LLC 1622 LINDALE LN GREEN BAY, WI 54313
60830180011 SUGAR RIVER INVESTORS I LLC STE 1600 150 E GILMAN ST MADISON, WI 5370
60830181252 SUGAR RIVER INVESTORS I LLC STE 1600 150 E GILMAN ST MADISON, WI 53703
60819483555 MISHPACHA DEUX LLC 1622 LINDALE LN GREEN BAY, WI 54313
60820385130 MISHPACHA DEUX LLC 1622 LINDALE LN GREEN BAY, WI 54313
60820391100 LINDSEY K GEIGER-JEFFREY L HARTMAN 2313 SUGAR RIVER RD VERONA, WI 5359
60830182500 MISHPACHA DEUX LLC 1622 LINDALE LN GREEN BAY, WI 54313
60830183750 MISHPACHA DEUX LLC 1622 LINDALE LN GREEN BAY, WI 54313
60820397002 SWEETWATER V LLC 150 E GILMAN STREET, SUITE 1600 MADISON, WI 53703

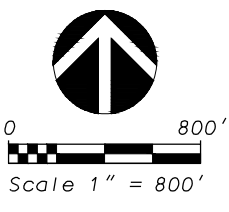
ZONING INFORMATION

<u>EXISTING ZONING DISTRICTS</u>	<u>PROPOSED ZONING DISTRICTS</u>	<u>AREA</u>
RM-16	SFR-1	27.29
RM-16	NR-C	15.66
RM-16	RR-4	6.82
RM-16	RM-8	8.63
RM-16	AT-35	0.43
RR-4	SFR-1	2.58
RR-4	NR-C	0.49
RR-2	AT-35	1.97
AT-35	SFR-1	50.96
AT-35	SFR-2	22.32
AT-35	NR-C	44.87
RR-4	RR-4	4.02
AT-35	AT-35	39.78

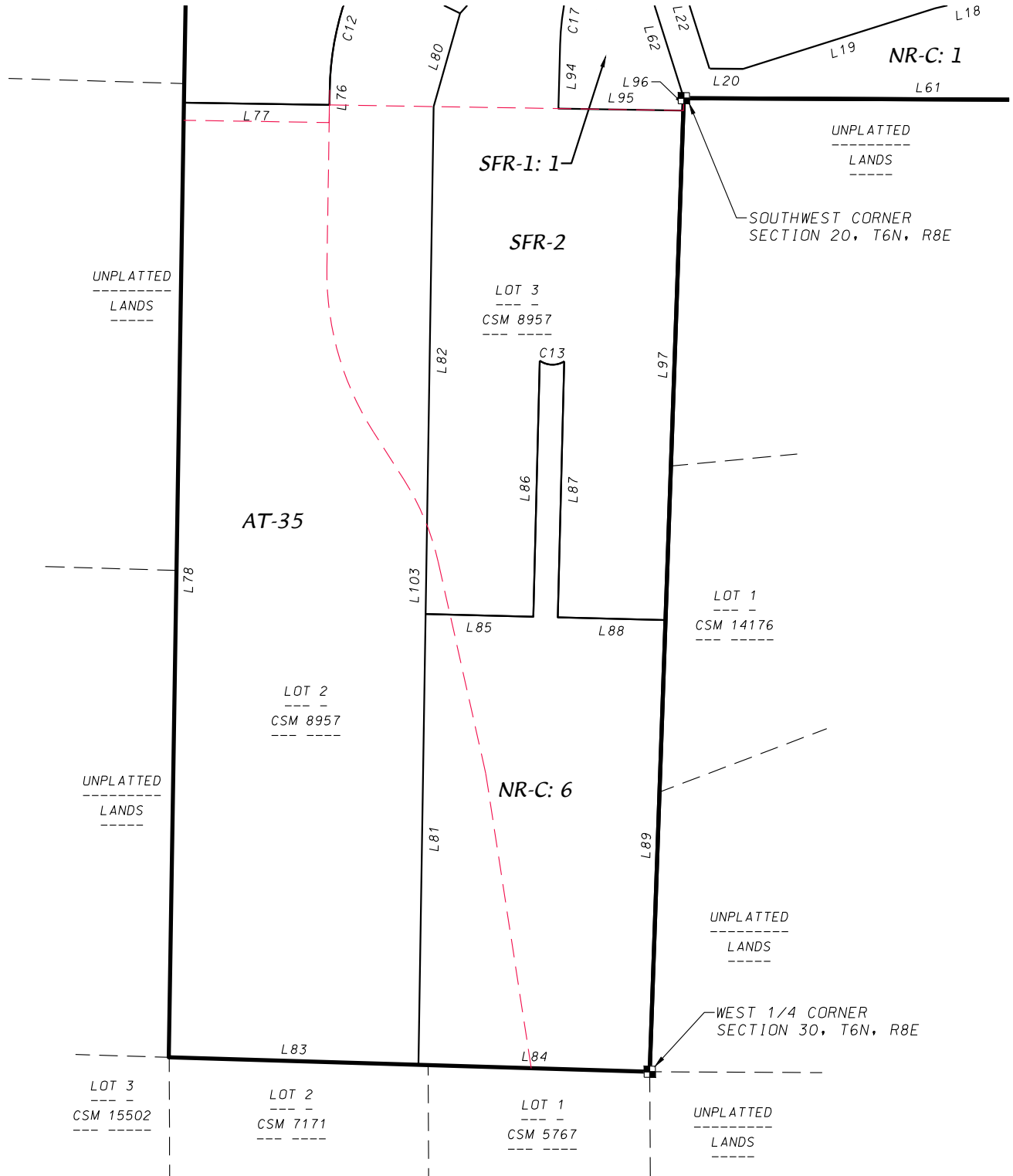
SUGAR RIVER ROAD - REZONING MAP



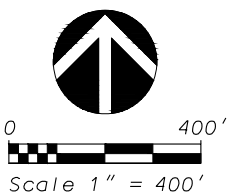
D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
 7530 Westward Way, Madison, WI 53717
 Phone: 608.833.7530 • Fax: 608.833.1089
 YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT



SUGAR RIVER ROAD - REZONING MAP

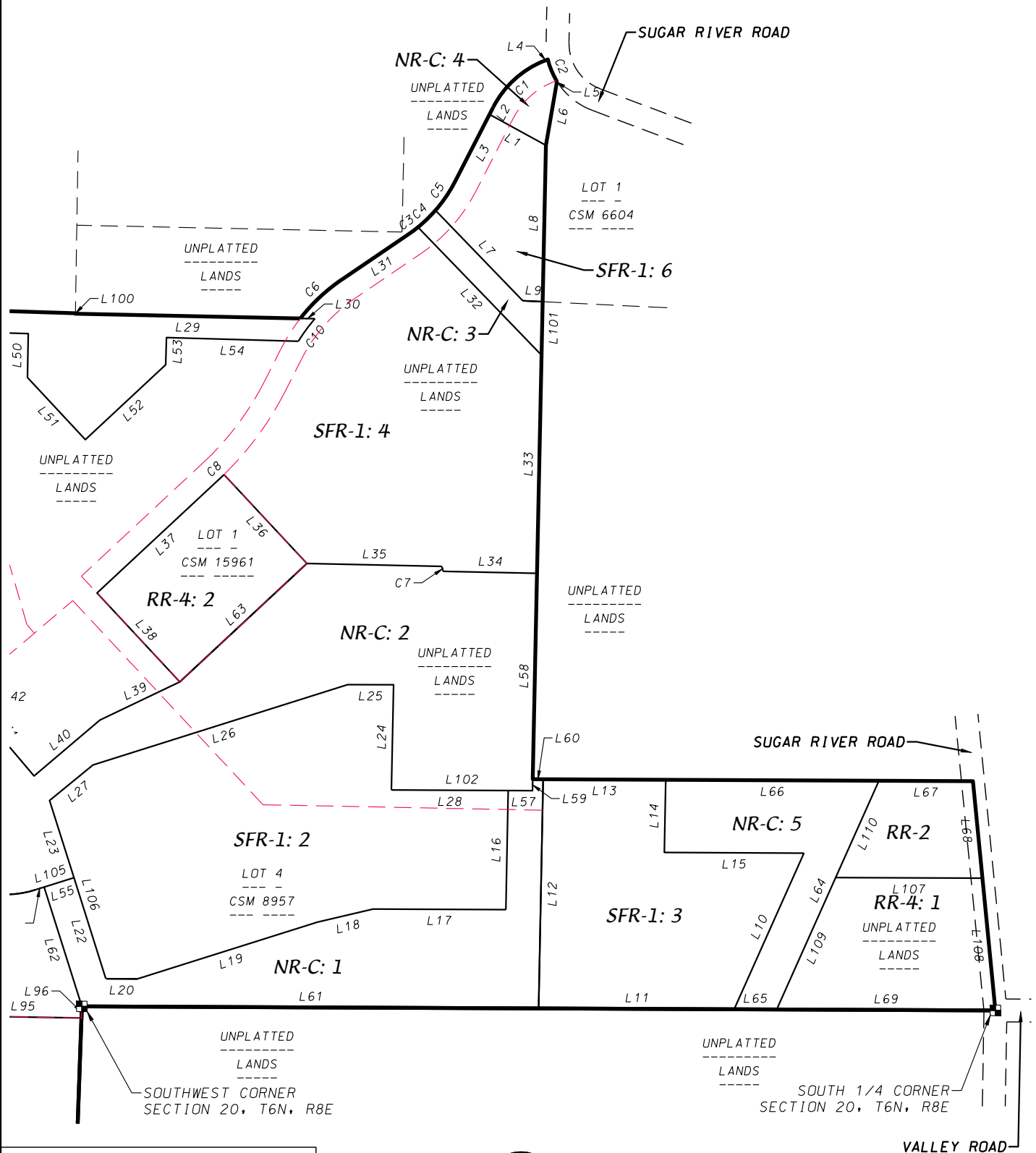


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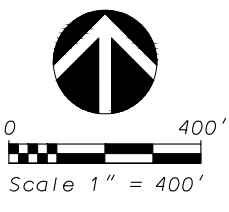


May 09, 2024-11:35am U:\User\2207109\Drawings\2207109 Zoning Map.dwg Sheet 2

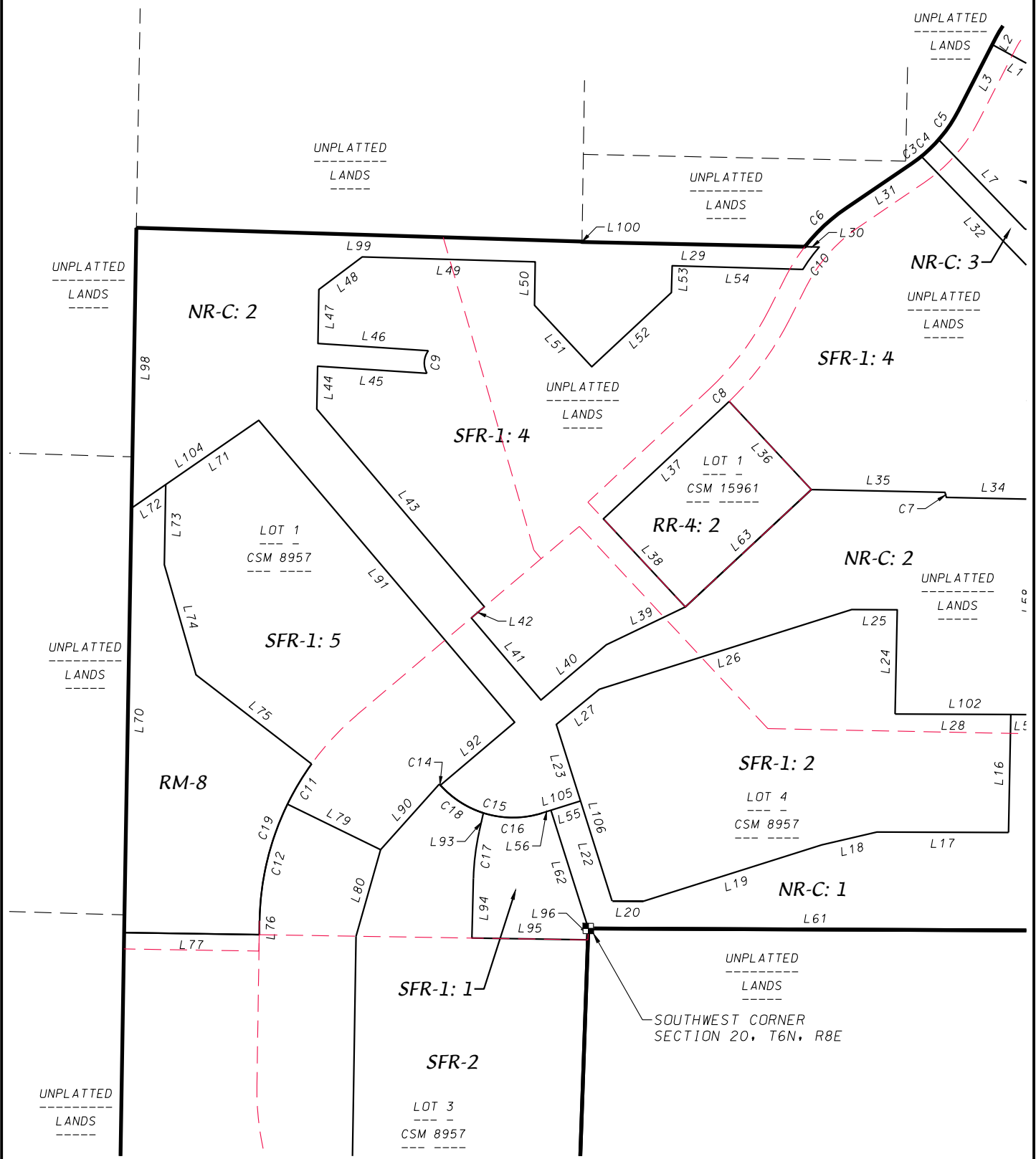
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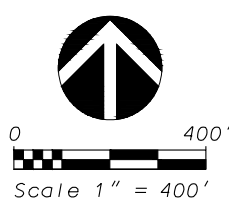
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SUGAR RIVER ROAD - REZONING MAP

LINE TABLE		
LINE#	DIRECTION	LENGTH
L1	N61°19'19"W	185.10'
L2	N27°09'52"E	22.98'
L3	N27°09'52"E	215.93'
L4	N67°47'15"E	13.80'
L5	S1°11'39"W	5.86'
L6	S9°50'28"W	181.81'
L7	N44°00'35"W	362.08'
L8	S1°11'40"W	450.72'
L9	N87°13'56"W	57.21'
L10	S24°04'53"W	492.53'
L11	N89°44'59"W	563.00'
L12	S1°07'13"W	660.24'
L13	S89°44'34"E	353.04'
L14	N1°07'13"E	209.55'
L15	S89°44'34"E	402.12'
L16	N1°07'13"E	343.06'
L17	S89°45'24"E	382.23'
L18	N76°48'11"E	164.79'
L19	N72°28'49"E	543.16'
L20	S89°45'24"E	91.19'
L22	S17°31'11"E	305.18'
L23	S17°31'11"E	233.00'
L24	N1°11'40"E	302.94'
L25	N89°45'24"W	132.43'
L26	S72°28'49"W	768.93'
L27	S50°40'44"W	161.55'
L28	N89°44'34"W	336.18'
L29	S88°47'17"E	647.71'
L30	S88°47'17"E	42.02'
L31	S55°50'07"W	228.32'
L32	N44°00'35"W	512.17'
L33	N1°11'40"E	628.56'
L34	S88°48'20"E	270.34'
L35	S88°48'20"E	388.43'
L36	N42°58'53"W	350.20'
L37	S47°01'07"W	481.18'
L38	S42°58'53"E	350.00'
L39	N64°27'25"E	254.90'
L40	N49°43'26"E	249.00'
L41	S40°16'34"E	313.00'
L42	S49°43'26"W	50.00'

LINE TABLE		
LINE#	DIRECTION	LENGTH
L44	S0°59'53"W	124.42'
L45	N86°17'50"W	318.33'
L46	S86°17'50"E	321.45'
L47	S0°59'53"W	156.96'
L48	S52°58'18"W	157.54'
L49	N88°22'26"W	503.09'
L50	N0°59'53"E	126.48'
L51	N42°58'53"W	244.32'
L52	S47°01'07"W	316.34'
L53	S1°37'34"W	78.27'
L54	N88°22'26"W	379.86'
L55	N72°28'49"E	90.00'
L56	S72°28'49"W	26.90'
L57	S89°44'34"E	69.87'
L58	S1°11'40"W	592.91'
L59	N1°11'40"E	33.00'
L60	S89°44'34"E	30.10'
L61	N89°44'59"W	1315.50'
L62	N17°31'11"W	360.35'
L63	N47°01'07"E	500.00'
L64	S24°04'53"W	721.56'
L65	S89°44'59"E	122.44'
L66	N89°44'34"W	613.92'
L67	S89°44'34"E	270.75'
L68	S5°35'44"E	280.91'
L69	N89°44'59"W	629.87'
L70	N0°59'38"E	1233.63'
L71	S55°21'35"W	328.33'
L72	S55°21'35"W	121.06'
L73	S0°59'53"W	233.16'
L74	S16°01'45"E	332.97'
L75	S52°23'00"E	424.04'
L76	S0°54'12"W	40.75'
L77	N89°05'48"W	392.86'
L78	S0°54'12"W	2575.93'
L79	S63°56'48"E	301.31'
L80	N15°51'02"E	261.54'
L81	N0°54'38"E	1216.38'
L82	N0°54'38"E	1369.12'
L83	S88°16'58"E	673.73'
L84	S88°16'58"E	624.39'

LINE TABLE		
LINE#	DIRECTION	LENGTH
L86	S1°27'19"W	690.82'
L87	N1°27'19"E	690.82'
L88	N88°32'41"W	290.93'
L89	N2°00'26"E	1219.23'
L90	N41°51'27"E	255.94'
L91	N40°16'34"W	1150.58'
L92	N49°43'26"E	282.88'
L93	N12°34'28"E	56.58'
L94	N1°27'19"E	173.77'
L95	N89°05'48"W	337.20'
L96	S2°00'26"W	33.19'
L97	S2°00'26"W	1375.62'
L98	N0°59'53"E	815.21'
L99	S88°13'28"E	1295.67'
L100	S0°53'22"W	1.31'
L101	S1°11'40"W	153.85'
L102	N89°44'34"W	406.05'
L103	N0°54'38"E	2585.50'
L104	S55°21'35"W	449.40'
L105	S72°28'49"W	90.00'
L106	N17°31'11"W	305.18'
L107	N89°44'34"W	422.79'
L108	S5°35'44"E	382.55'
L109	N24°04'53"E	416.09'
L110	N24°04'53"E	305.48'



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 7530 Westward Way, Madison, WI 53717
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SUGAR RIVER ROAD - REZONING MAP

CURVE TABLE

CURVE NO.	CURVE RADIUS	CHORD LENGTH	ARC LENGTH	CHORD BEARING	CENTRAL ANGLE
C1	283.00'	196.47'	200.65'	N47°28'33"E	40°37'23"
C2	206.05'	67.32'	67.62'	S22°16'51"E	18°48'11"
C3	417.00'	36.60'	36.62'	N53°19'11"E	5°01'52"
C4	417.00'	70.00'	70.08'	N45°59'22"E	9°37'46"
C5	417.00'	101.71'	101.97'	N34°10'10"E	14°00'38"
C6	533.00'	164.81'	165.48'	N46°56'27"E	17°47'18"
C7	250.00'	15.09'	15.09'	S15°23'10"E	3°27'30"
C8	900.64'	18.82'	18.82'	N46°25'11"E	1°11'51"
C9	60.00'	66.00'	69.88'	S3°42'10"W	66°44'02"
C10	500.00'	80.63'	80.71'	S36°18'34"W	9°14'57"
C11	800.00'	136.38'	136.55'	N30°56'36"E	9°46'47"
C12	800.00'	348.35'	351.17'	N13°28'42"E	25°09'01"
C13	60.00'	66.00'	69.88'	S88°32'41"E	66°44'02"
C14	283.00'	4.55'	4.55'	N41°28'44"W	0°55'15"
C15	283.00'	306.53'	323.92'	N74°43'46"W	65°34'49"
C16	283.00'	170.89'	173.60'	S89°56'46"E	35°08'49"
C17	700.00'	135.64'	135.85'	S7°00'53"W	11°07'10"
C18	283.00'	152.94'	154.87'	N56°41'44"W	31°21'16"
C19	800.00'	480.20'	487.71'	S18°22'05"W	34°55'48"



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SHEET 6 OF 6

DATE: 05-09-24

F.N.: 22-07-109



LEGEND

- PLAT LIMITS
- LOT LINES
- BUILDING ENVELOPE
- GRASS / WOODED TRAILS
- C.B.U. MAILBOX
- EXISTING ATC POWER LINES

PLAT SUMMARY

TOTAL ACREAGE = 210 ACRES
 DEVELOPABLE ACREAGE = 165 ACRES
 OPEN SPACE ACREAGE = 58 ACRES
 OPEN SPACE PERCENTAGE = 35%

SUGAR RIVER ROAD PROPERTIES

CONCEPTUAL PLAT
 TOWN OF VERONA, WISCONSIN

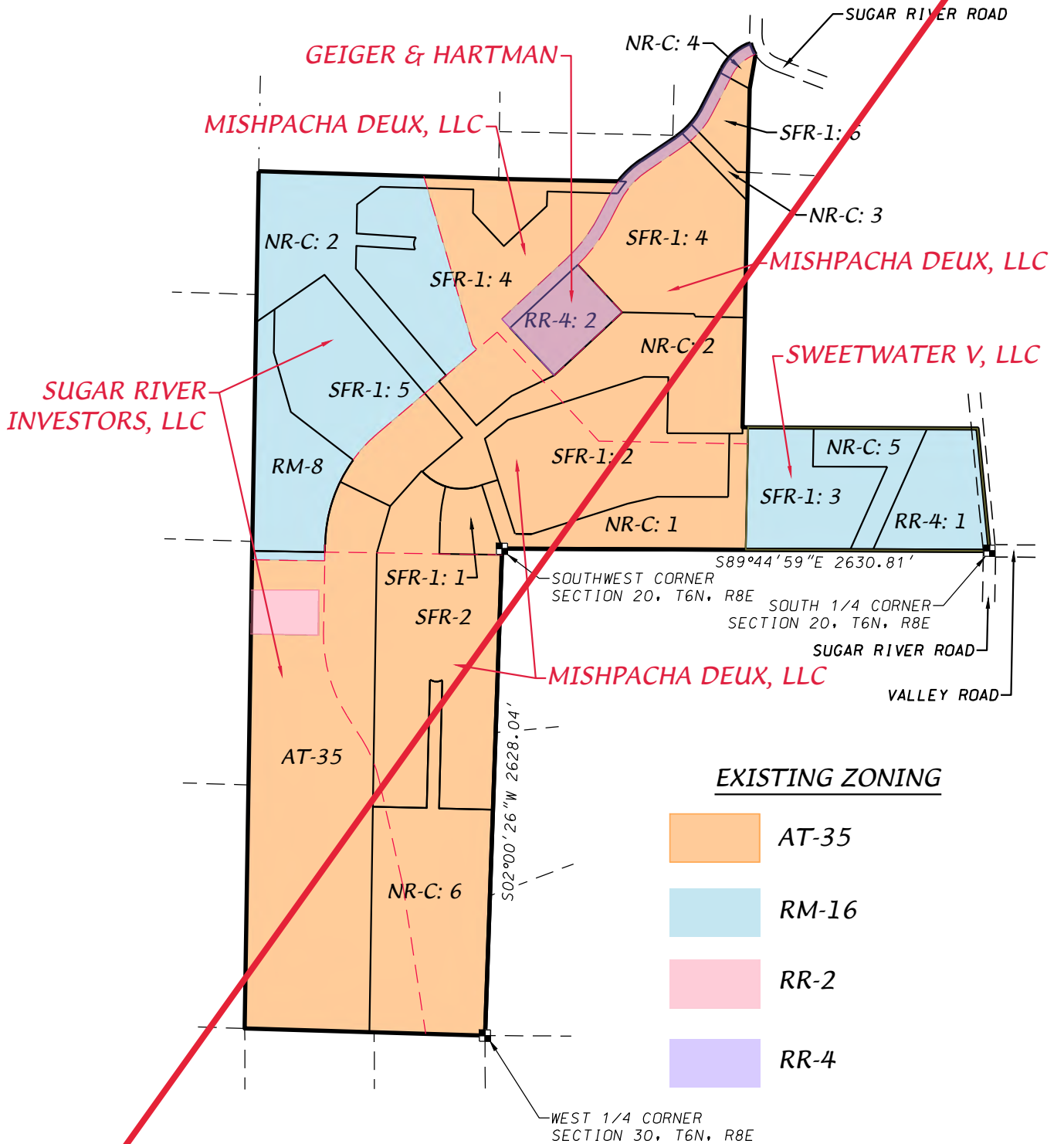
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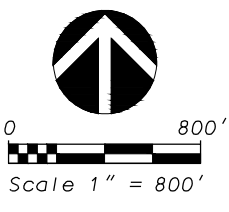
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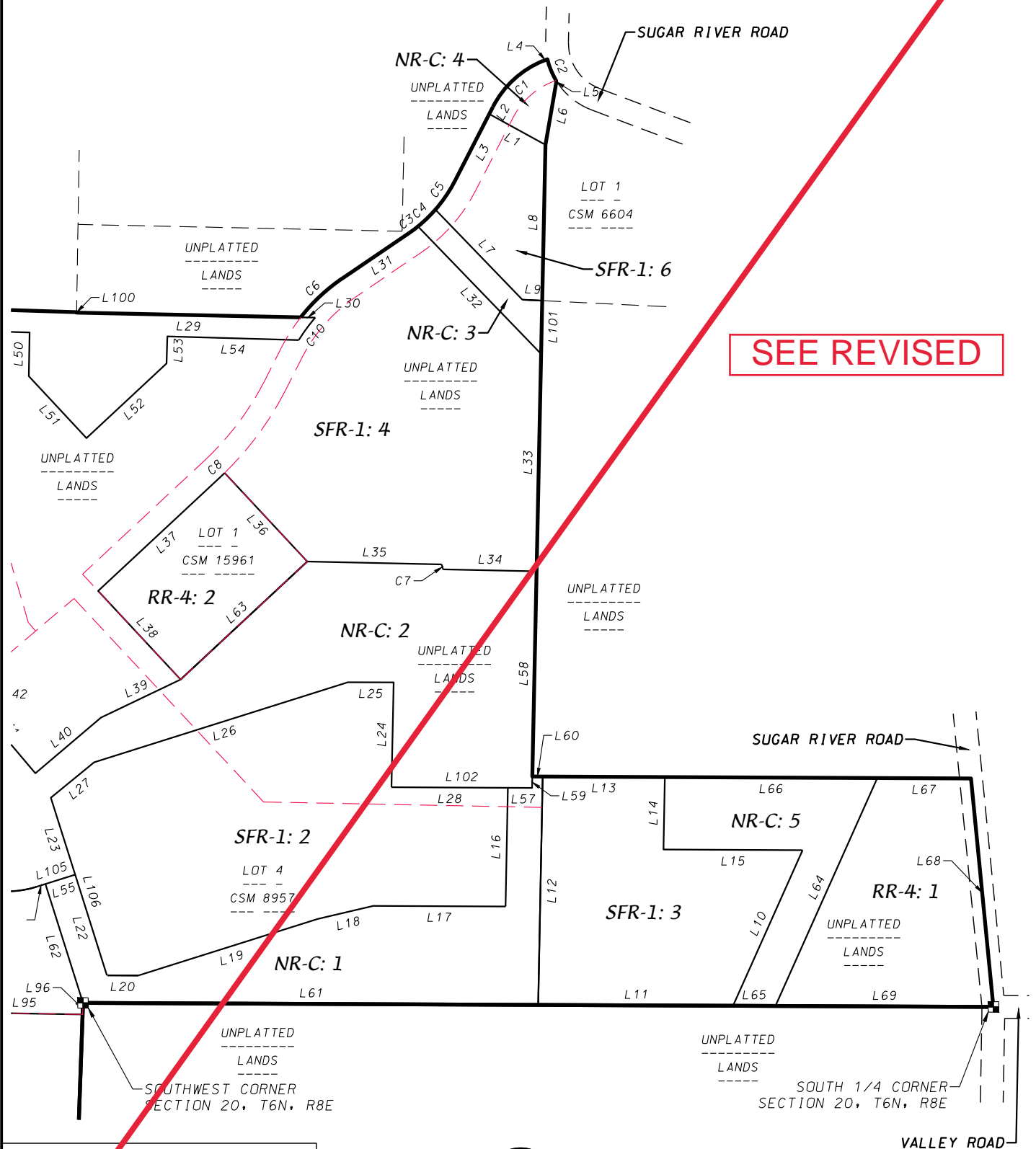
SEE REVISED



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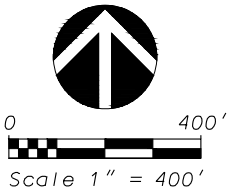


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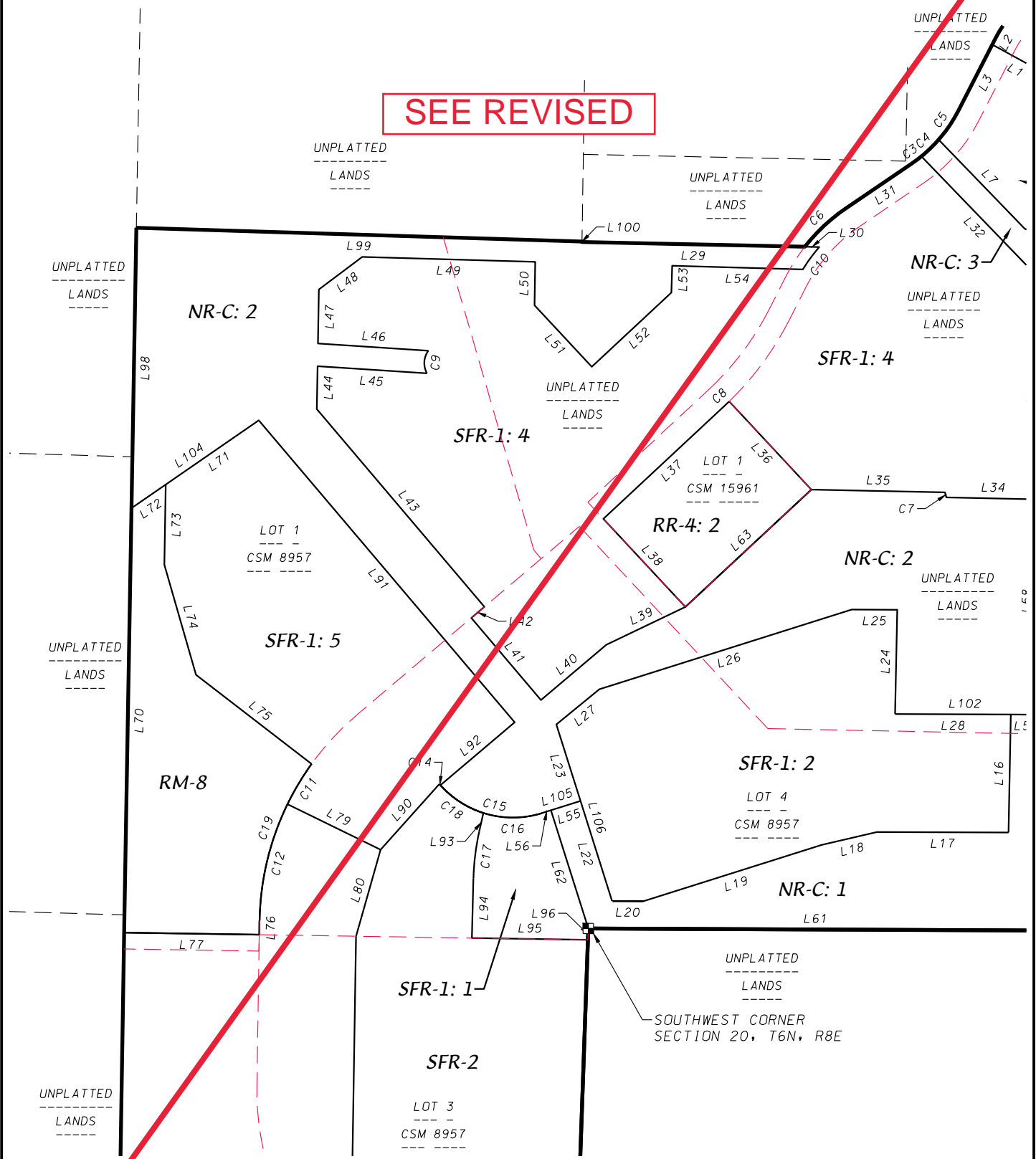
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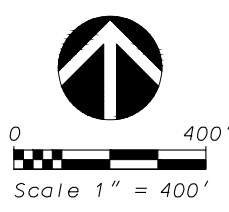


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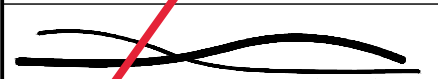
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L7	N44°00'35"W	362.08'
L8	S1°11'40"W	450.72'
L9	N87°13'56"W	57.21'
L10	S24°04'53"W	492.53'
L11	N89°44'59"W	563.00'
L12	S1°07'13"W	660.24'
L13	S89°44'34"E	353.04'
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LINE TABLE		
LINE#	DIRECTION	LENGTH
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L44	S0°59'53"W	124.42'
L45	N86°17'50"W	318.33'
L46	S86°17'50"E	321.45'
L47	S0°59'53"W	156.96'
L49	N88°22'26"W	503.09'
L50	N0°59'53"E	126.48'
L51	N42°58'53"W	244.32'
L52	S47°01'07"W	316.34'
L53	S1°37'34"W	78.27'
L54	N88°22'26"W	379.86'
L55	N72°28'49"E	90.00'
L56	S72°28'49"W	26.90'
L57	S89°44'34"E	69.87'
L58	S1°11'40"W	592.91'
L59	N1°11'40"E	33.00'
L60	S89°44'34"E	30.10'
L61	N89°44'59"W	1315.50'
L62	N17°31'11"W	360.35'
L63	N47°01'07"E	500.00'
L64	S24°04'53"W	721.56'
L65	S89°44'59"E	122.44'
L66	N89°44'34"W	613.92'
L67	S89°44'34"E	270.75'
L68	S5°35'44"E	663.46'
L69	N89°44'59"W	629.87'
L70	N0°59'38"E	1233.63'
L71	S55°21'35"W	328.33'
L72	S55°21'35"W	121.06'
L73	S0°59'53"W	233.16'
L74	S16°01'45"E	332.97'
L75	S52°23'00"E	424.04'
L76	S0°54'12"W	40.75'
L77	N89°05'48"W	392.86'
L78	S0°54'12"W	2575.93'
L79	S63°56'48"E	301.31'
L80	N15°51'02"E	261.54'
L81	N0°54'38"E	1216.38'
L82	N0°54'38"E	1369.12'

SEE REVISED

LINE TABLE		
LINE#	DIRECTION	LENGTH
L83	S88°16'58"E	673.73'
L84	S88°16'58"E	624.19'
L85	N88°32'41"W	290.76'
L86	S1°27'19"W	690.82'
L87	N1°27'19"E	690.82'
L88	N88°32'41"W	290.93'
L89	N2°00'26"E	1219.23'
L90	N41°51'27"E	255.94'
L91	N40°16'34"W	1150.58'
L92	N49°43'26"E	282.88'
L93	N12°34'28"E	56.58'
L94	N1°27'19"E	173.77'
L95	N89°05'48"W	337.20'
L96	S2°00'26"W	33.19'
L97	S2°00'26"W	1375.62'
L98	N0°59'53"E	815.21'
L99	S88°13'28"E	1295.67'
L100	S0°53'22"W	1.31'
L101	S1°11'40"W	153.85'
L102	N89°44'34"W	406.05'
L103	N0°54'38"E	2585.50'
L104	S55°21'35"W	449.40'
L105	S72°28'49"W	90.00'
L106	N17°31'11"W	305.18'



D'ONOFFIO KOTTKE AND ASSOCIATES, INC.
 7530 Westward Way, Madison, WI 53717
 Phone: 608.833.7530 • Fax: 608.833.1089
 YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

SUGAR RIVER ROAD - REZONING MAP

SEE REVISED

CURVE TABLE

CURVE NO.	CURVE RADIUS	CHORD LENGTH	ARC LENGTH	CHORD BEARING	CENTRAL ANGLE
C1	283.00'	196.47'	200.65'	N47°28'33"E	40°37'23"
C2	206.05'	67.32'	67.62'	S22°16'51"E	18°48'11"
C3	417.00'	36.60'	36.62'	N53°19'11"E	5°01'52"
C4	417.00'	70.00'	70.08'	N45°59'22"E	3°37'46"
C5	417.00'	101.71'	101.97'	N34°10'10"E	14°00'38"
C6	533.00'	164.81'	165.48'	N46°56'27"E	17°47'18"
C7	250.00'	15.09'	15.09'	S15°23'10"E	3°27'30"
C8	900.64'	18.82'	18.82'	N46°15'11"E	1°11'51"
C9	60.00'	66.00'	69.88'	S5°42'10"W	66°44'02"
C10	500.00'	80.63'	80.71'	S36°18'34"W	9°14'57"
C11	800.00'	136.38'	136.55'	N30°56'36"E	9°46'47"
C12	800.00'	348.35'	351.17'	N13°28'42"E	25°09'01"
C13	60.00'	66.00'	69.88'	S88°32'41"E	66°44'02"
C14	283.00'	4.55'	4.55'	N41°28'44"W	0°55'15"
C15	283.00'	306.53'	323.92'	N74°43'46"W	65°34'49"
C16	283.00'	170.89'	173.60'	S89°56'46"E	35°08'49"
C17	700.00'	35.64'	135.85'	S7°00'53"W	11°07'10"
C18	283.00'	152.94'	154.87'	N56°41'44"W	31°21'16"
C19	800.00'	480.20'	487.71'	S18°22'05"W	34°55'48"



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SHEET 6 OF 6

DATE: 03-14-24
 F.N.: 22-07-109

SUGAR RIVER ROAD - ZONING LEGAL DESCRIPTIONS

LANDS TO BE ZONED NR-C

NR-C: 1

A parcel of land located within Lot 4, Certified Survey Map No. 8957 and unplatted lands, located in the Southwest 1/4 of the Southwest 1/4 of Section 20 and in the Southeast 1/4 of the Southeast 1/4 of Section 19, all in T6N, R8E, Town of Verona, Dane County Wisconsin to-wit:

Beginning at the Southwest corner of said Section 20; thence N 17° 31' 11" W, 360.35 feet; thence N 72° 28' 49" E, 90.00 feet; thence S 17° 31' 11" E, 305.18 feet; thence S 89° 45' 24" E, 91.19 feet; thence N 72° 28' 49" E, 543.16 feet; thence N 76° 48' 11" E, 164.79 feet; thence S 89° 45' 24" E, 382.23 feet; thence N 01° 07' 13" E, 343.06 feet; thence S 89° 44' 34" E, 69.87 feet; thence N 01° 11' 40" E, 33.00 feet; thence S 89° 44' 34" E, 30.10 feet; thence S 01° 07' 13" W, 660.24 feet; thence N 89° 44' 59" W, 1315.50 feet to the point of beginning. Containing 338,436 square feet (7.769 acres).

NR-C: 2

A parcel of land located within Lots 1 and 4, Certified Survey Map No. 8957 and unplatted lands, located in the Southwest 1/4 of the Southwest 1/4 and the Northwest 1/4 of the Southwest 1/4 of Section 20 and in the Southeast 1/4 of the Southeast 1/4 and the Northeast 1/4 of the Southeast 1/4 of Section 19, all in T6N, R8E, Town of Verona, Dane County Wisconsin to-wit:

Commencing at the Southwest corner of said Section 20; thence N 17° 31' 11" W, 360.35 feet to the point of beginning; thence S 72° 28' 49" W, 26.90 feet to a point of curve; thence 323.92 feet along the arc of a curve to the right with a radius of 283.00 feet and chord of N 74° 43' 46" W, 306.53 feet; thence N 49° 43' 26" E, 282.88 feet; thence N 40° 16' 34" W, 1150.58 feet; thence S 55° 21' 35" W, 328.33 feet; thence S 55° 21' 35" W, 121.06 feet; thence N 00° 59' 53" E, 815.21 feet; thence S 88° 13' 28" E, 1295.67 feet; thence S 00° 53' 22" W, 1.31 feet; thence S 88° 47' 17" E, 647.71 feet; thence S 88° 47' 17" E, 42.02 feet; thence 80.71 feet along the arc of a curve to the left with a radius of 500.00 feet and chord of S 36° 18' 34" W, 80.63 feet; thence N 88° 22' 26" W, 379.86 feet; thence S 01° 37' 34" W, 78.27 feet; thence S 47° 01' 07" W, 316.34 feet; thence N 42° 58' 53" W, 244.32 feet; thence N 00° 59' 53" E, 126.48 feet; thence N 88° 22' 26" W, 503.09 feet; thence S 52° 58' 18" W, 157.54 feet; thence S 00° 59' 53" W, 156.96 feet; thence S 86° 17' 50" E, 321.45 feet; thence 69.88 feet along the arc of a curve to the left with a radius of 60.00 feet and chord of S 03° 42' 10" W, 66.00 feet; thence N 86° 17' 50" W, 318.33 feet; thence S 00° 59' 53" W, 124.42 feet; thence S 40° 16' 34" E, 753.34 feet; thence S 49° 43' 26" W, 50.00 feet; thence S 40° 16' 34" E, 313.00 feet; thence N 49° 43' 26" E, 249.00 feet; thence N 64° 27' 25" E, 254.90 feet; thence N 47° 01' 07" E, 500.00 feet; thence S 88° 48' 20" E, 388.43 feet; thence 15.09 feet along the arc of a curve to the left with a radius of 250.00 feet and chord of S 15° 23' 10" E, 15.09 feet; thence S 88° 48' 20" E, 270.34 feet; thence S 01° 11' 40" W, 592.91 feet; thence S 01° 11' 40" W, 33.00 feet; thence N 89° 44' 34" W, 69.87 feet; thence N 89° 44' 34" W, 336.18 feet; thence N 01° 11' 40" E, 302.94 feet; thence N 89° 45' 24" W, 132.43 feet; thence S 72° 28' 49" W, 768.93 feet; thence S 50° 40' 44" W, 161.55 feet; thence S 17° 31' 11" E, 233.00 feet; thence S 72° 28' 49" W, 90.00 feet to the point of beginning. Containing 1,262,872 square feet (28.992 acres).

NR-C: 3

A parcel of land located within Lot 1, Certified Survey Map No. 15961 and unplatted lands, located in the Northwest 1/4 of the Southwest 1/4 of Section 20, T6N, R8E, Town of Verona, Dane County, Wisconsin to-wit:

Commencing at the Southwest corner of said Section 20; thence S 89° 44' 59" E, 1315.50 feet along the South line of said Southwest 1/4; thence N 01° 07' 13" E, 660.24 feet; thence N 89° 44' 34" W, 30.10 feet; thence N 01° 11' 40" E, 1221.47 feet to the point of beginning; thence N 44° 00' 35" W, 512.17 feet; thence 70.08 feet along the arc of a curve to the left with a radius of 417.00 feet and chord of N 45° 59' 22" E, 70.00 feet; thence S 44° 00' 35" E, 362.08 feet; thence S 87° 13' 56" E, 57.21 feet; thence S 01° 11' 40" W, 153.85 feet to the point of beginning. Containing 34,929 square feet (0.802 acres).

NR-C: 4

A parcel of land located within Lot 1, Certified Survey Map No. 15961 and unplatted lands, located in the Northwest 1/4 of the Southwest 1/4 of Section 20, T6N, R8E, Town of Verona, Dane County, Wisconsin to-wit:

Commencing at the Southwest corner of said Section 20; thence S 89° 44' 59" E, 1315.50 feet along the South line of said Southwest 1/4; thence N 01° 07' 13" E, 660.24 feet; thence N 89° 44' 34" W, 30.10 feet; thence N 01° 11' 40" E, 1826.04 feet; thence to the point of beginning; thence N 61° 19' 19" W, 185.10 feet; thence N 27° 09' 52" E, 22.98 feet; thence 200.65 feet along the arc of a curve to the right with a radius of 283.00 feet and chord of N 47° 28' 33" E, 196.47 feet; thence N 67° 47' 15" E, 13.80 feet; thence 67.62 feet along the arc of a curve to the left with a radius of 206.05 feet and chord of S 22° 16' 51" E, 67.32 feet; thence S 01° 11' 39" W, 5.86 feet; thence S 09° 50' 28" W, 181.81 feet to the point of beginning. Containing 27,296 square feet (0.627 acres).

NR-C: 5

A parcel of land located in the Southeast 1/4 of the Southwest 1/4 of Section 20, T6N, R8E, Town of Verona, Dane County, Wisconsin to-wit:

Commencing at the Southwest corner of said Section 20; thence S 89° 44' 59" E, 1878.50 feet along the South line of said Southwest 1/4 to the point of beginning; thence N 24° 04' 53" E, 492.53 feet; thence N 89° 44' 34" W, 402.12 feet; thence N 01° 07' 13" E, 209.55 feet; thence S 89° 44' 34" E, 613.92 feet; thence S 24° 04' 53" W, 721.56 feet; thence N 89° 44' 59" W, 122.44 feet to the point of beginning. Containing 174,435 square feet (4.005 acres).

NR-C: 6

A parcel of land located within Lots 2 and 3, Certified Survey Map No. 8957, located in the Northeast 1/4 of the Northeast 1/4 and the Southeast 1/4 of the Northeast 1/4 of Section 30, T6N, R8E, Town of Verona, Dane County, Wisconsin to-wit:

Commencing at the Northeast corner of said Section 20; thence S 02° 00' 26" W, 1408.81 feet along the East line of said Northeast 1/4 to the point of beginning; thence S 02° 00' 26" W, 1219.23 feet; thence N 88° 16' 58" W, 624.39 feet; thence N 00° 54' 38" E, 1216.38 feet; thence S 88° 32' 41" E, 290.76 feet; thence N 01° 27' 19" E, 690.82 feet; thence 69.88 feet along the arc of a curve to the left with a radius of 60.00 feet and chord of S 88° 32' 41" E, 66.00 feet; thence S 01° 27' 19" W, 690.82 feet; thence S 88° 32' 41" E, 290.93 feet to the point of beginning. Containing 819,685 square feet (18.817 acres).

LANDS TO BE ZONED SFR-1

SFR-1: 1

A parcel of land located within Lot 4, Certified Survey Map No. 8957, located in the Northeast 1/4 of the Northeast 1/4 of Section 30 and the Southeast 1/4 of the Southeast 1/4 of Section 19, all in T6N, R8E, Town of Verona, Dane County, Wisconsin to-wit:

Beginning at the Northeast corner of said Section 30; thence S 02° 00' 26" W, 33.19 feet; thence N 89° 05' 48" W, 337.20 feet; thence N 01° 27' 19" E, 173.77 feet; thence 135.85 feet along the arc of a curve to the right with a radius of 700.00 feet and chord of N 07° 00' 53" E, 135.64 feet; thence N 12° 34' 28" E, 56.58 feet; thence 173.60 feet along the arc of a curve to the left with a radius of 283.00 feet and chord of S 89° 56' 46" E, 170.89 feet; thence N 72° 28' 49" E, 26.90 feet; thence S 17° 31' 11" E, 360.35 feet to the point of beginning. Containing 101,384 square feet (2.328 acres).

SFR-1: 2

A parcel of land located within Lot 4, Certified Survey Map No. 8957 and unplatted lands, located in the Southeast 1/4 of the Southeast 1/4 of Section 19 and in the Southwest 1/4 of the Southwest 1/4 of Section 20, all in T6N, R8E, Town of Verona, Dane County, Wisconsin to-wit:

Commencing at the Southwest corner of said Section 20; thence N 17° 31' 11" W, 360.35 feet; thence N 72° 28' 49" E, 90.00 feet to the point of beginning; thence N 17° 31' 11" W, 233.00 feet; thence N 50° 40' 44" E, 161.55 feet; thence N 72° 28' 49" E, 768.93 feet; thence S 89° 45' 24" E, 132.43 feet; thence S 01° 11' 40" W, 302.94 feet; thence S 89° 44' 34" E, 336.18 feet; thence S 01° 07' 13" W, 343.06 feet; thence N 89° 45' 24" W, 382.23 feet; thence S 76° 48' 11" W, 164.79 feet; thence S 72° 28' 49" W, 543.16 feet; thence N 89° 45' 24" W, 91.19 feet; thence N 17° 31' 11" W, 305.18 feet to the point of beginning. Containing 705,243 square feet (16.190 acres).

SFR-1: 3

A parcel of land located in the Southeast 1/4 of the Southwest 1/4 of Section 20, T6N, R8E, Town of Verona, Dane County, Wisconsin to-wit:

Commencing at the Southwest corner of said Section 20; thence S 89° 44' 59" E, 1315.50 feet along the South line of said Southwest 1/4 to the point of beginning; thence N 01° 07' 13" E, 660.24 feet; thence S 89° 44' 34" E, 353.04 feet; thence S 01° 07' 13" W, 209.55 feet; thence S 89° 44' 34" E, 402.12 feet; thence S 24° 04' 53" W, 492.53 feet; thence N 89° 44' 59" W, 563.00 feet to the point of beginning. Containing 370,951 square feet (8.516 acres).

SFR-1: 4

A parcel of land located within Lots 1 and 4, Certified Survey Map No. 8957, Lot 1, Certified Survey Map No. 15961 and unplatted lands, located in the Southwest 1/4 of the Southwest 1/4 and the Northwest 1/4 of the Southwest 1/4 of Section 20 and in the Southeast 1/4 of the Southeast 1/4 and the Northeast 1/4 of the Southeast 1/4 of Section 19, all in T6N, R8E, Town of Verona, Dane County Wisconsin to-wit: Commencing at the Southwest corner of said Section 20; thence S 89° 44' 59" E, 1315.50 feet along the South line of said Southwest 1/4; thence N 01° 07' 13" E, 660.24 feet; thence N 89° 44' 34" W, 30.10 feet; thence N 01° 11' 40" E, 592.91 feet to the point of beginning; thence N 88° 48' 20" W, 270.34 feet; thence 15.09 feet along the arc of a curve to the right with a radius of 250.00 feet and chord of N 15° 23' 10" W, 15.09 feet; thence N 88° 48' 20" W, 388.43 feet; thence N 42° 58' 53" W, 350.20 feet; thence 18.82 feet along the arc of a curve to the right with a radius of 900.64 feet and chord of S 46° 25' 11" W, 18.82 feet; thence S 47° 01' 07" W, 481.18 feet; thence S 42° 58' 53" E, 350.00 feet; thence S 64° 27' 25" W, 254.90 feet; thence S 49° 43' 26" W, 249.00 feet; thence N 40° 16' 34" W, 313.00 feet; thence N 49° 43' 26" E, 50.00 feet; thence N 40° 16' 34" W, 753.34 feet; thence N 00° 59' 53" E, 124.42 feet; thence S 86° 17' 50" E, 318.33 feet; thence 69.88 feet along the arc of a curve to the right with a radius of 60.00 feet and chord of N 03° 42' 10" E, 66.00 feet; thence N 86° 17' 50" W, 321.45 feet; thence N 00° 59' 53" E, 156.96 feet; thence N 52° 58' 18" E, 157.54 feet; thence S 88° 22' 26" E, 503.09 feet; thence S 00° 59' 53" W, 126.48 feet; thence S 42° 58' 53" E, 244.32 feet; thence N 47° 01' 07" E, 316.34 feet; thence N 01° 37' 34" E, 78.27 feet; thence S 88° 22' 26" E, 379.86 feet; thence 80.71 feet along the arc of a curve to the right with a radius of 500.00 feet and chord of N 36° 18' 34" E, 80.63 feet; thence N 88° 47' 17" W, 42.02 feet; thence 165.48 feet along the arc of a curve to the right with a radius of 533.00 feet and chord of N 46° 56' 27" E, 164.81 feet; thence N 55° 50' 07" E, 228.32 feet; thence 36.62 feet along the arc of a curve to the left with a radius of 417.00 feet and chord of N 53° 19' 11" E, 36.60 feet; thence S 44° 00' 35" E, 512.17 feet; thence S 01° 11' 40" W, 628.56 feet to the point of beginning. Containing 1,589,472 square feet (36.489 acres).

SFR-1: 5

A parcel of land located within Lots 1 and 4, Certified Survey Map No. 8957, located in the Southeast 1/4 of the Southeast 1/4 and the Northeast 1/4 of the Southeast 1/4 of Section 19, T6N, R8E, Town of Verona, Dane County Wisconsin to-wit: Commencing at the Southeast corner of said Section 19; thence N 17° 31' 11" W, 360.35 feet; thence S 72° 28' 49" W, 26.90 feet; thence N 74° 43' 46" W, 306.53 feet to the point of beginning; thence 4.55 feet along the arc of a curve to the right with a radius of 283.00 feet and chord of N 41° 28' 44" W, 4.55 feet; thence S 41° 51' 27" W, 255.94 feet; thence N 63° 56' 48" W, 301.31 feet; thence 136.55 feet along the arc of a curve to the right with a radius of 800.00 feet and chord of N 30° 56' 36" E, 136.38 feet; thence N 52° 23' 00" W, 424.04 feet; thence N 16° 01' 45" W, 332.97 feet; thence N 00° 59' 53" E, 233.16 feet; thence N 55° 21' 35" E, 328.33 feet; thence S 40° 16' 34" E, 1150.58 feet; thence S 49° 43' 26" W, 282.88 feet to the point of beginning. Containing 647,595 square feet (14.867 acres).

SFR-4: 6

A parcel of land located within Lot 1, Certified Survey Map No. 15961 and unplatted lands, located in the Northwest 1/4 of the Southwest 1/4 of Section 20, T6N, R8E, Town of Verona, Dane County, Wisconsin to-wit:

Commencing at the Southwest corner of said Section 20; thence S 89° 44' 59" E, 1315.50 feet along the South line of said Southwest 1/4; thence N 01° 07' 13" E, 660.24 feet; thence N 89° 44' 34" W, 30.10 feet; thence N 01° 11' 40" E, 1375.32 feet to the point of beginning; thence N 87° 13' 56" W, 57.21 feet; thence N 44° 00' 35" W, 362.08 feet; thence 101.97 feet along the arc of a curve to the left with a radius of 417.00 feet and chord of N 34° 10' 10" E, 101.71 feet; thence N 27° 09' 52" E, 215.93 feet; thence S 61° 19' 19" E, 185.10 feet; thence S 01° 11' 40" W, 450.72 feet to the point of beginning. Containing 105,681 square feet (2.426 acres).

LANDS TO BE ZONED SFR-2

A parcel of land located within Lots 2, 3, and 4, Certified Survey Map No. 8957, located in the Southeast 1/4 of the Southeast 1/4 of Section 19 and in Northeast 1/4 of the Northeast 1/4 and the Southeast 1/4 of the Northeast 1/4 of Section 30, all in T6N, R8E, Town of Verona, Dane County, Wisconsin to-wit:

Commencing at the Northeast corner of said Section 30; thence S 02° 00' 26" W, 33.19 feet along the East line of said Northeast 1/4 to the point of beginning; thence S 02° 00' 26" W, 1375.62 feet; thence N 88° 32' 41" W, 290.93 feet; thence N 01° 27' 19" E, 690.82 feet; thence 69.88 feet along the arc of a curve to the right with a radius of 60.00 feet and chord of N 88° 32' 41" W, 66.00 feet; thence S 01° 27' 19" W, 690.82 feet; thence N 88° 32' 41" W, 290.76 feet; thence N 00° 54' 38" E, 1369.12 feet; thence N 15° 51' 02" E, 261.54 feet; thence N 41° 51' 27" E, 255.94 feet; thence 4.55 feet along the arc of a curve to the left with a radius of 283.00 feet and chord of S 41° 28' 44" E, 4.55 feet; thence 150.32 feet along the arc of a curve to the left with a radius of 283.00 feet and chord of S 57° 09' 22" E, 148.56 feet; thence S 12° 34' 28" W, 56.58 feet; thence 135.85 feet along the arc of a curve to the left with a radius of 700.00 feet and chord of S 07° 00' 53" W, 135.64 feet; thence S 01° 27' 19" W, 173.77 feet; thence S 89° 05' 48" E, 337.20 feet to the point of beginning. Containing 972,277 square feet (22.320 acres).

LANDS TO BE ZONED RR-4

RR-4: 1

A parcel of land located in the Southeast 1/4 of the Southwest 1/4 of Section 20, T6N, R8E, Town of Verona, Dane County, Wisconsin to-wit:

Commencing at the Southwest corner of said Section 20; thence S 89° 44' 59" E, 2000.94 feet along the South line of said Southwest 1/4 to the point of beginning; thence N 24° 04' 53" E, 721.56 feet; thence S 89° 44' 34" E, 270.75 feet; thence S 05° 35' 44" E, 663.46 feet; thence N 89° 44' 59" W, 629.87 feet to the point of beginning. Containing 297,218 square feet (6.823 acres).

SEE REVISED

SUGAR RIVER ROAD - ZONING LEGAL DESCRIPTIONS – UPDATE 5/9/24

LANDS TO BE ZONED RR-4

RR-4: 1 (REVISED 5-9-24)

A parcel of land located in the Southeast 1/4 of the Southwest 1/4 of Section 20, T6N, R8E, Town of Verona, Dane County, Wisconsin to-wit:

Commencing at the Southwest corner of said Section 20; thence S 89° 44' 59" E, 2000.94 feet along the South line of said Southwest 1/4 to the point of beginning; thence N 24° 04' 53" E, 416.09 feet; thence S 89° 44' 34" E, 422.79 feet; thence S 05° 35' 44" E, 382.55 feet; thence N 89° 44' 59" W, 629.87 feet to the point of beginning. Containing 200,316 square feet (4.599 acres).

LANDS TO BE ZONED RR-2 (ADDED 5-9-24)

A parcel of land located in the Southeast 1/4 of the Southwest 1/4 of Section 20, T6N, R8E, Town of Verona, Dane County, Wisconsin to-wit:

Commencing at the Southwest corner of said Section 20; thence S 89° 44' 59" E, 2000.94 feet along the South line of said Southwest 1/4; thence N 24° 04' 53" E, 416.09 feet to the point of beginning; thence N 24° 04' 53" E, 305.48 feet; thence S 89° 44' 34" E, 270.75 feet; thence S 05° 35' 44" E, 280.91 feet; thence N 89° 44' 34" W, 422.79 feet to the point of beginning. Containing 96,904 square feet (2.225 acres).

RR-4: 2

A parcel of land within Lot 1, Certified Survey Map No. 15961, located in the Southwest 1/4 of the Southwest 1/4 and the Northwest 1/4 of the Southwest 1/4 of Section 20, T6N, R8E, Town of Verona, Dane County, Wisconsin to-wit:

Commencing at the Southwest corner of said Section 20; thence S 89° 44' 59" E, 278.15 feet along the South line of said Southwest 1/4; thence N 00° 15' 01" E, 935.90 feet to the point of beginning at the South corner of said Lot 1; thence N 42° 58' 53" W, 350.00 feet; thence N 47° 01' 07" E, 481.18 feet; thence 18.82 feet along the arc of a curve to the left with a radius of 900.64 feet and chord of N 46° 25' 11" E, 18.82 feet; thence S 42° 58' 53" E, 350.20 feet; thence S 47° 01' 07" W, 500.00 feet to the point of beginning. Containing 175,001 square feet (4.018 acres).

LANDS TO BE ZONED RM-8

A parcel of land within Lot 1, Certified Survey Map No. 8957, located in the Southeast 1/4 of the Southeast 1/4 of Section 19 and in the Northeast 1/4 of the Northeast 1/4 of Section 30, all in T6N, R8E, Town of Verona, Dane County, Wisconsin to-wit:

Commencing at the Northeast corner of said Section 30; thence S 02°00' 26" W, 33.19 feet along the East line of said Northeast 1/4; thence N 89° 05' 48" W, 955.12 feet to the point of beginning; thence N 89° 05' 48" W, 392.86 feet; thence N 00° 59' 38" E, 1233.63 feet; thence N 55° 21' 35" E, 121.06 feet; thence S 00° 59' 53" W, 233.16 feet; thence S 16° 01' 45" E, 332.97 feet; thence S 52° 23' 00" E, 424.04 feet; thence 487.71 feet along the arc of a curve to the left with a radius of 800.00 feet and chord of S 18° 22' 05" W, 480.20 feet; thence S 00° 54' 12" W, 40.75 feet to the point of beginning. Containing 376,038 square feet (8.633 acres),

LANDS TO BE ZONED AT-35

A parcel of land within Lots 1, 2, 3, and 4, Certified Survey Map No. 8957, located in the Southeast 1/4 of the Southeast 1/4 of Section 19 and in the Northeast 1/4 of the Northeast 1/4 and the Southeast 1/4 of the Northeast 1/4 of Section 30, all in T6N, R8E, Town of Verona, Dane County, Wisconsin to-wit:

Commencing at the Northeast corner of said Section 30; thence S 02°00' 26" W, 33.19 feet along the East line of said Northeast 1/4; thence N 89° 05' 48" W, 673.99 feet to the point of beginning; thence S 00° 54' 38" W, 1369.12 feet; thence S 00° 54' 38" W, 1216.38 feet; thence N 88° 16' 58" W, 673.73 feet; thence N 00° 54' 12" E, 2575.93 feet; thence S 89° 05' 48" E, 392.86 feet; thence N 00° 54' 12" E, 40.75 feet; thence 351.17 feet along the arc of a curve to the right with a radius of 800.00 feet and chord of N 13° 28' 42" E, 348.35 feet; thence S 63° 56' 48" E, 301.31 feet; thence S 15° 51' 02" W, 261.54 feet to the point of beginning. Containing 1,837,268 square feet (42.178 acres).