



Dane County Planning and Development Department

Room 116, City-County Building, Madison, Wisconsin 53703

Phone (608) 266-4266

Fax (608) 267-1540

danecountyplanning.com/

November 17, 2025

ROGER J MEIER REV LIVING TR
7616 W MINERAL POINT RD
VERONA, WI 53593

**RE: Conditional Approval of Zoning Petition 12163
Delayed Effective Date Deadline**

Please be advised that rezone petition #**12163** has been conditionally approved by the Dane County Board. However, specific conditions are required to be met within a limited time in order for the zoning change to become effective.

Attached is the ordinance amendment which lists the conditions of approval. The conditions listed on the attached zoning ordinance amendment shall be completed prior to the delayed effective date of:

Conditional approval expires: **15 November 2027 (2 year time frame)**

If a Certified Survey Map is required, please contact your surveyor to submit a survey application as soon as possible. A survey submitted close to or on the delayed effective date may cause the zoning approval to become null and void.

If you are not able to meet these conditions by the specified deadline date, contact the Zoning Department to communicate your reasons for needing more time. A limited extension may be granted for extenuating circumstances.

If you have any questions or concerns, please contact the Zoning Division at (608) 266-4266.

Sincerely,

Roger Lane
Zoning Administrator

Cc: WYSER ENGINEERING, wade.wyse@wyserengineering.com

Dane County Board of Supervisors
Amending Chapter 10 of the Dane County Code of Ordinances
Zoning Map Amendment Petition # 12163

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 Middleton

Location: Section 20

Zoning District Boundary Changes

AT-5 to SFR-08 (West)

Part of Lot 1 and part of Lot 2 of Certified Survey Map No. 7672 recorded in Volume 40 of Certified Survey Maps on pages 100-101 as Document Number 2649296, being part of the SW 1/4 of the SW 1/4 of Section 20, T7N, R8E, Town of Middleton, Dane County, Wisconsin, more particularly described as follows:
Commencing at the southwest corner of said Section 20; thence, along the south line of said southwest quarter, south 89 degrees 52 minutes 17 seconds east, 455.86 feet; thence, North 02 degrees 09 minutes 04 seconds East, 49.97 feet, to the southwest corner of said Lot 1, also being the point of beginning; thence, along the west line of said Lot 1 North 02 degrees 09 minutes 04 seconds East, 581.05 feet to the northwest corner of said Lot 1; thence, along the north line of said Lot 1, south 89 degrees 24 minutes 50 seconds east, 349.14 feet; thence, South 41 degrees 15 minutes 14 seconds East, 287.61 feet to the start of a tangent curve to the right; thence 189.45 feet along the arc of said curve having a radius of 255.00 feet, the chord bears South 19 degrees 58 minutes 12 seconds East, for 185.12 feet; thence, South 01 degrees 18 minutes 50 seconds West, 173.10 feet to a point on the northerly right-of-way of West Mineral Point Road; thence, along said northerly right-of-way South 89 degrees 43 minutes 57 seconds West, 36.73 feet; thence, continuing along said northerly right-of-way, South 00 degrees 03 minutes 57 seconds East, 10.07 feet; thence, continuing along said northerly right-of-way, North 89 degrees 51 minutes 18 seconds West, 421.11 feet; thence, continuing along said northerly right-of-way, South 00 degrees 08 minutes 09 seconds West, 5.00 feet; thence, continuing along said northerly right-of-way, North 89 degrees 51 minutes 18 seconds West, 161.99 feet, back to the point of beginning.
Said parcel contains 314,244 square feet, or 7.21 acres

AT-5 to NR-C

Part of Lot 1 and part of Lot 2 of Certified Survey Map No. 7672 recorded in Volume 40 of Certified Survey Maps on pages 100-101 as Document Number 2649296, being part of the SW 1/4 of the SW 1/4 of Section 20, T7N, R8E, Town of Middleton, Dane County, Wisconsin, more particularly described as follows:
Commencing at the southwest corner of said Section 20; thence, along the south line of said southwest quarter, south 89 degrees 52 minutes 17 seconds east, 455.86 feet; thence, north 02 degrees 09 minutes 04 seconds east, 49.97 feet, to the southwest corner of said Lot 1; thence, along the west line of said Lot 1 north 02 degrees 09 minutes 04 seconds east, 581.05 feet to the northwest corner of said Lot 1; thence, along the north line of said Lot 1, south 89 degrees 24 minutes 50 seconds east, 349.14 feet, to a point on said north line, also being the point of beginning; thence continuing along said north line, south 89 degrees 24 minutes 50 seconds east, 100.67 feet; thence, south 41 degrees 15 minutes 14 seconds east, 287.61 feet to the start of a tangent curve to the right; thence, 245.17 feet, along the arc of said curve having a radius of 330.00 feet, the chord bears south 19 degrees 58 minutes 12 seconds east, for 239.57 feet; thence, south 01 degrees 18 minutes 50 seconds west, 171.04 feet to a point on the northerly right-of-way of West Mineral Point Road; thence, along said northerly right-of-way south 89 degrees 43 minutes 57 seconds west, 75.03 feet; thence north 01 degrees 18 minutes 50 seconds east, 173.10 feet to the start of a tangent curve to the left; thence, 189.45 feet, along the arc of said curve having a radius of 255.00 feet, the chord bears north 19 degrees 58 minutes 12 seconds west, for 185.12 feet; thence, north 41 degrees 15 minutes 14 seconds west, 287.61 feet, back to the point of beginning.

Said parcel contains 48,257 square feet, or 1.11 acres.

AT-5 to SFR-08 (EAST)

Part of Lot 1 and part of Lot 2 of Certified Survey Map No. 7672 recorded in Volume 40 of Certified Survey Maps on pages 100-101 as Document Number 2649296, being part of the SW 1/4 of the SW 1/4 of Section 20, T7N, R8E, Town of Middleton, Dane County, Wisconsin, more particularly described as follows:

Commencing at the southwest corner of said Section 20; thence, along the south line of said southwest quarter, south 89 degrees 52 minutes 17 seconds east, 455.86 feet; thence, north 02 degrees 09 minutes 04 seconds east, 49.97 feet, to the southwest corner of said Lot 1; thence, along the west line of said Lot 1 north 02 degrees 09 minutes 04 seconds east, 581.05 feet to the northwest corner of said Lot 1; thence, along the north line of said Lot 1, south 89 degrees 24 minutes 50 seconds east, 449.81 feet, to a point on said north line, also being the point of beginning; thence continuing said north line of Lot 1, and continuing along the north line of aforesaid Lot 2, south 89 degrees 24 minutes 50 seconds east, 442.33 feet, to the northeast corner of said Lot 2; thence, along the east line of said Lot 2, south 01 degrees 19 minutes 04 seconds east, 556.62 feet, to a point on the northerly right-of-way of West Mineral Point Road; thence, along said northerly right-of-way south 89 degrees 43 minutes 57 seconds west, 206.24 feet; thence north 01 degrees 18 minutes 50 seconds east, 171.04 feet to the start of a tangent curve to the left; thence, 245.17 feet, along the arc of said curve having a radius of 330.00 feet, the chord bears north 19 degrees 58 minutes 12 seconds west, for 239.57 feet; thence, north 41 degrees 15 minutes 14 seconds west, 220.46 feet, back to the point of beginning.

Said parcel contains 147,746 square feet, or 3.39 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.

RECORDING OF AN APPROVED SUBDIVISION 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.