

**Dane County Board of Supervisors
Amending Chapter 10 of the Dane County Code of Ordinances
Zoning Map Amendment Petition 11276**

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 36

Zoning District Boundary Changes

RH-1 to R-4

Lot 2, Certified Survey Map No. 9684 and lands located in the NW1/4 and the SW1/4 of the NE1/4 of Section 36, T6N, R8E, Town of Verona, Dane County, Wisconsin to-wit: Beginning at the North 1/4 corner of said Section 36; thence S89°38'27"E, 1305.46 feet along the North line of said NE1/4; thence S01°06'54"W, 984.64 feet to the Northeast corner of Lot 1, Certified Survey Map No. 9684; thence N89°34'22"W, 954.26 feet along the North line of and to the Northwest corner of said Lot 1; thence S00°55'21"W, 142.61 feet along the West line of said Lot 1; thence S16°46'52"E, 164.72 feet along the West line of said Lot 1; thence S00°47'40"E, 254.22 feet along the West line of said Lot 1; thence S89°39'20"E, 178.77 feet along the West line of said Lot 1; thence S00°42'31"W, 1056.00 feet along the West line of and to the Southwest corner of said Lot 1; thence N89°42'49"W, 265.79 feet along the North right-of-way line of Sunset Drive; thence N00°47'27"E, 1280.53 feet; thence N89°43'03"W, 319.52 feet to a point on the West line of said NE1/4; thence N00°55'14"E, 1313.87 feet along said West line to the point of beginning. Containing 1,701,393 square feet (39.059 acres).

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. A condominium plat shall be recorded with the Register of Deeds within 90 days. The plat shall be the design as submitted to the Zoning and Land Regulation Committee with the revision date of April 23, 2018.
2. A condominium declaration shall be recorded with the Register of Deeds within 90 days. The declaration shall be the final document dated May 2, 2018 as reviewed by the ZLR Committee. The declaration shall be subject to County Staff and Town of Verona approval prior to recording.

3. The zoning is contingent upon a development agreement being approved by the Town of Verona for the improvements necessary or the condominium development.
4. The developer shall provide cross sections for the private drive design at the intersection of Deer Haven Trail and Darby Fields Drive. The design shall be approved by the Town Engineer for safety purposes.
5. The zoning is contingent upon developer negotiating and entering into an easement agreement with the Ice Age Trail Alliance within 60 days for the purposes of the Ice Age Trail. The easement agreement shall be signed by the Ice Age Trail Alliance and recorded with the Register of Deeds.

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 with the Register of Deeds limiting the plat to a maximum of 16 single family dwellings having unit boundaries no smaller than 1.5 acres; 3 common areas (private road and two out lots) and with a private road to connect to the property on the East and West.

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.