

ORDINANCE NO. 22-1009

AN ORDINANCE REZONING THE HEREIN DESCRIBED PROPERTY IN THE CITY OF VERONA

The Common Council of the City of Verona, Dane County, State of Wisconsin, does hereby ordain as follows:

1. That Title 13-1-216, "Amendment to Official Zoning Map" of Title 13, Chapter 1 "Zoning Code", of the Code of Ordinances of the City of Verona be amended by repealing the existing zoning of Rural Residential (RR-8) on the described parcel in the Town of Verona and assigning the following classification to the following legal descriptions:

Parcel to be zoned Suburban Commercial (SC)

Part of Lots 3 and 4, Certified Survey Map No. 3951, recorded in Volume 16 of Certified Survey Maps on pages 219-220 as Document Number 1748272 in the Dane County Register of Deeds Office, located in the NW1/4 of the NE1/4 of Section 10, T6N, R8E, Town of Verona, Dane County, Wisconsin to-wit:
Commencing at the North 1/4 of said Section 10; thence S00°36'54"E, 1211.93 feet along the West line of said NW1/4; thence S89°23'06"E, 63.96 feet to the point of beginning; thence N00°36'52"E, 270.87 feet; thence S89°23'08"E, 150.00 feet; thence S00°36'52"W, 30.00 feet; thence S89°23'08"E, 223.50 feet; thence S25°40'55"E, 68.90 feet to a point of curve; thence Southwesterly along a curve to the left which has a radius of 183.00 feet and a chord which bears S32°35'58"W, 192.42 feet; thence S00°52'50"W, 43.99 feet to a point of curve; thence Southwesterly along a curve to the right which has a radius of 15.00 feet and a chord which bears S45°52'50"W, 21.21 feet; thence N89°07'10"W, 245.52 feet; thence N43°59'11"W, 58.83 feet to the point of beginning. Containing 2.279 acres.

Parcel to be zoned Public Institution (PI)

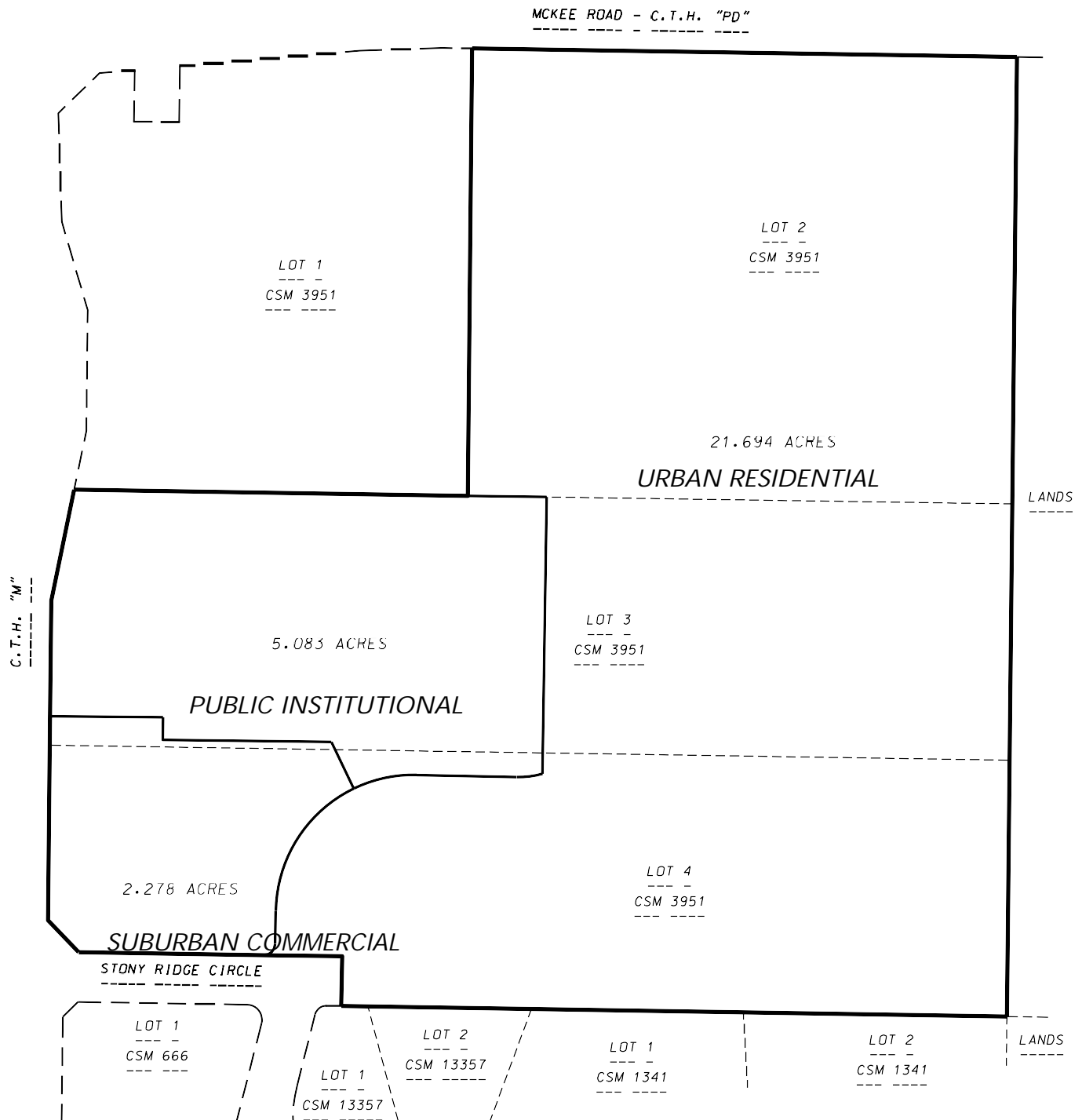
Part of Lots 3 and 4, Certified Survey Map No. 3951, recorded in Volume 16 of Certified Survey Maps on pages 219-220 as Document Number 1748272 in the Dane County Register of Deeds Office, located in the NW1/4 of the NE1/4 of Section 10, T6N, R8E, Town of Verona, Dane County, Wisconsin to-wit:
Commencing at the North 1/4 of said Section 10; thence S00°36'54"E, 640.10 feet along the West line of said NW1/4; thence S89°23'06"E, 92.71 feet to the point of beginning; thence S89°04'49"E, 522.21 feet; thence S89°09'06"E, 105.00 feet; thence S00°53'52"W, 367.28 feet to a point of curve; thence Westerly along a curve to the right which has a radius of 117.00 feet and a chord which bears S82°43'14"W, 34.65 feet; thence N88°45'47"W, 132.74 feet to a point of curve; thence Southwesterly along a curve to the left which has a radius of

183.00 feet and a chord which bears S77°46'39"W, 85.19 feet; thence N25°40'55"W, 68.90 feet; thence N89°23'08"W, 223.50 feet; thence N00°36'52"E, 30.00 feet; thence N89°23'08"W, 150.00 feet; thence N00°36'52"E, 153.20 feet; thence N11°37'27"E, 150.54 feet to the point of beginning. Containing 5.083 acres

Parcel to be zoned Urban Residential (UR)

Part of Lots 2, 3 and 4, Certified Survey Map No. 3951, recorded in Volume 16 of Certified Survey Maps on pages 219-220 as Document Number 1748272 in the Dane County Register of Deeds Office, located in the NW1/4 of the NE1/4 of Section 10, T6N, R8E, Town of Verona, Dane County, Wisconsin to-wit: Commencing at the North 1/4 of said Section 10; thence S00°36'54"E, 640.10 feet along the West line of said NW1/4; thence S89°23'06"E, 614.92 feet to the point of beginning; thence N00°34'21"E, 593.57 feet; thence S89°05'16"E, 723.00 feet; thence S00°36'09"W, 1272.89 feet; thence N89°05'34"W, 883.27 feet; thence N00°52'50"E, 66.00 feet; thence N89°07'10"W, 104.00 feet to a point of curve; thence Northeasterly along a curve to the left which has a radius of 15.00 feet and a chord which bears N45°52'50"E, 21.21 feet; thence N00°52'50"E, 43.99 feet to a point of curve; thence Northeasterly along a curve to the right which has a radius of 183.00 feet and a chord which bears N46°03'31"E, 259.60 feet; thence S88°45'47"E, 132.74 feet to a point of curve; thence Easterly along a curve to the left which has a radius of 117.00 feet and a chord which bears N82°43'14"E, 34.65 feet; thence N00°53'52"E, 367.28 feet; thence N89°09'06"W, 105.00 feet to the point of beginning. Containing 21.694 acres.

AVALON RIDGE - ZONING MAP



D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
 7530 Westward Way, Madison, WI 53717
 Phone: 608.833.7530 • Fax: 608.833.1089
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0 200
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DATE: 06-28-22
 F.N.: 22-07-104

2. The Zoning Map Amendment shall become effective upon satisfaction of the following conditions:
 - a. The zoning map amendment shall become effective upon annexation of the property.
 - b. The approval shall become effective upon the execution of a development agreement.
 - c. For the property zoned UR, the property owner shall install and maintain a multi-family notification sign.
3. That the City Clerk is directed to forthwith make the above change in the zoning district boundaries on the official map of the City of Verona pursuant to Section 13-1-216 of the City Zoning and Sign Code after passage and publication as required by law.

The foregoing ordinance was duly adopted by the Common Council of the City of Verona at a meeting held on July 11, 2022.

CITY OF VERONA

(seal)

Luke Diaz, Mayor

Holly Licht, City Clerk

ENACTED: 7/11/22

PUBLISHED: 7/21/22