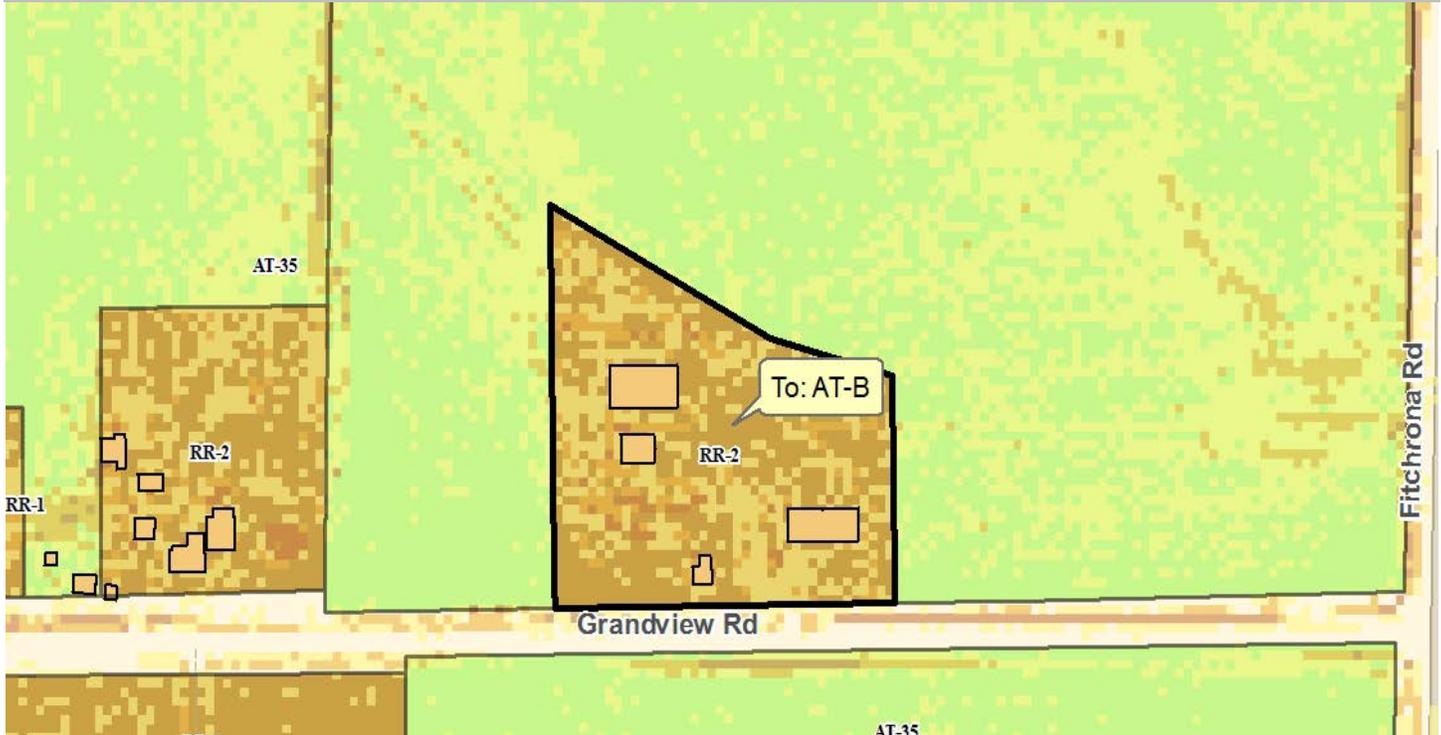


Staff Report  Zoning and Land Regulation Committee	<i>Public Hearing:</i> February 23, 2021		Petition 11653
	<i>Zoning Amendment Requested:</i> RR-2 Rural Residential District TO AT-B Agriculture Transition Business District		<i>Town/Section:</i> VERONA, Section 13
	<i>Size:</i> 3.05 Acres	<i>Survey Required:</i> No	<i>Applicant:</i> JON O BALDOCK
	<i>Reason for the request:</i> Change zoning district to allow for an agricultural consulting and research company		<i>Address:</i> 6394 GRANDVIEW ROAD



DESCRIPTION: Landowner wishes to rezone an existing 3.05-acre lot (CSM 15531, Lot 2) from the RR-2 (Rural Residential) zoning district to the AT-B (Agriculture Transition – Business) district to allow for an agricultural research operation.

OBSERVATIONS: Petition 11552 (effective 10/26/2020) created the existing parcel by expanding a 2.32 RR-1-zoned metes-and-bounds parcel with surrounding lands in the AT-35 zoning district. Prior to 2019, the 2.32-acre parcel had been in the old A-B (Agriculture Business) zoning district. The lot was put up for sale. Instead of using the property as a residence, the prospective buyer would like to use the site for an agricultural research and consulting business and farm equipment storage, very similar to the A-B use that had been on the property in the past.

TOWN PLAN: The property is within a Transitional Agriculture area in the *Town of Verona / Dane County Comprehensive Plan*. Uses compatible with surrounding agricultural uses are supported, and AT-B is listed as a compatible zoning district.

RESOURCE PROTECTION: There are no mapped resource protection corridors on the site.

STAFF: Recommend approval with no conditions.

TOWN: The Town Board approved the petition with no conditions.

Questions? Contact Brian Standing at standing@countyofdane.com