

REVISED Jan. 28, 2022

Staff Report



Zoning and Land Regulation Committee

Public Hearing: December 28, 2021

Zoning Amendment Requested:

RR-2 Rural Residential District TO MFR-08 Multi-Family Residential District

Size: 21 Acres

Survey Required. No

Reason for the request:

Creating a condominium plat for 4 single-family houses on one lot

Petition 11779

Town/Section:

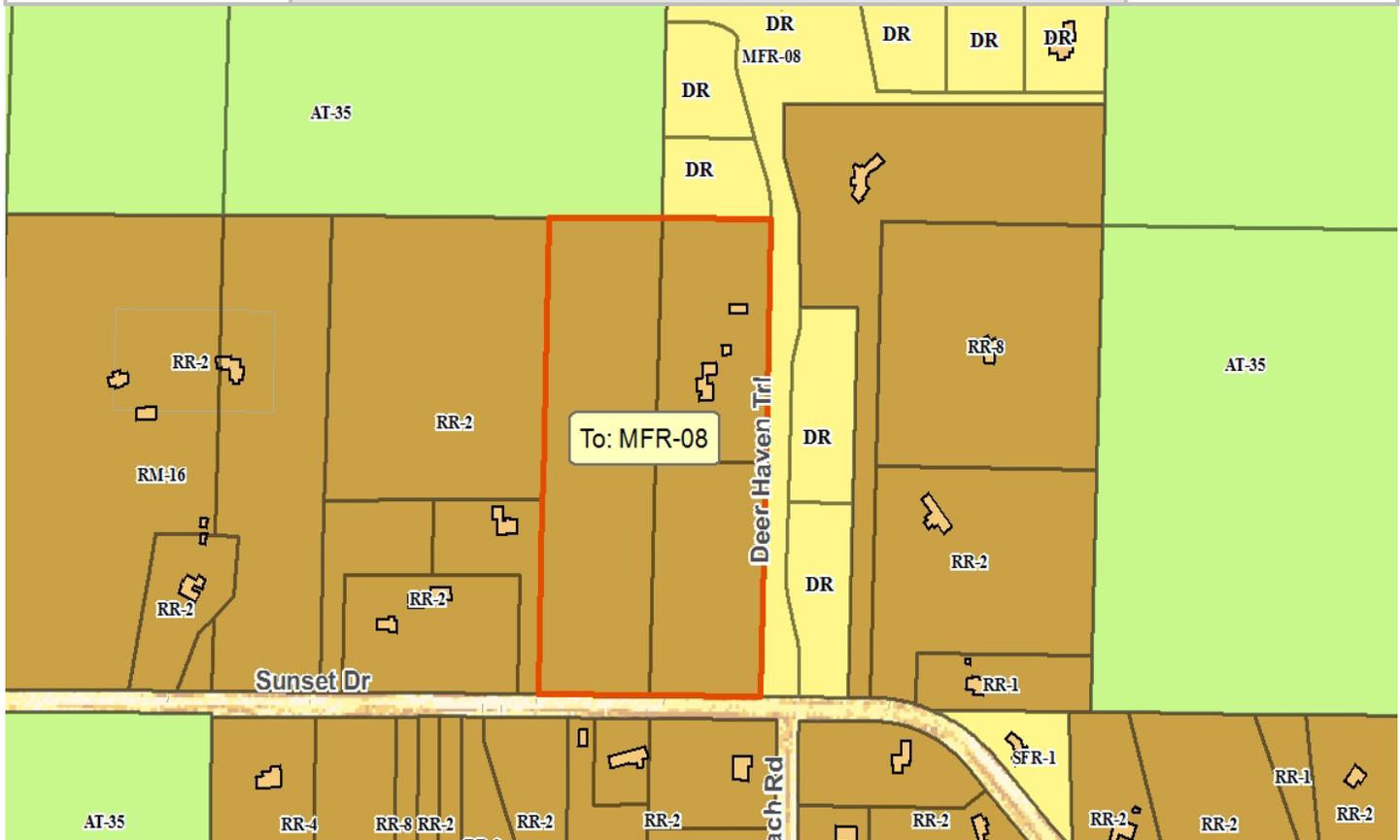
VERONA, Section 36

Applicant

WARREN AND MARY ANN OLSEN

Address:

6466 SUNSET DRIVE



DESCRIPTION: Landowner seeks to rezone 21 acres to the MFR-08 (Multi-Family Residential) zoning district to allow for a four-unit condominium plat with one, single-family, detached residence on each unit.

OBSERVATIONS: The site is immediately to the west of a similar 16-unit single-family condominium plat, also in the MFR-08 district (Petition 11276, effective 2/16/2018). The site is 4/10 of a mile west of the City of Fitchburg municipal line. The City’s Extraterritorial Land Division Review Jurisdiction (ETJ) does not apply, since no land division will take place.

TOWN PLAN: The property is within a Rural Residential, 2-4 Acre area under the adopted *Town of Verona / Dane County Comprehensive Plan*.

RESOURCE PROTECTION: An intermittent stream crosses the northernmost portion of the site. There will be ample room on each unit to construct a detached dwelling away from shoreland or other sensitive areas. Land disturbances within 300 feet of the stream will require shoreland erosion control permits.

STAFF: Staff recommend approval, with the following conditions:

1. A condominium plat shall be recorded with the Register of Deeds. The plat shall be the design as submitted to the Zoning and Land Regulation Committee, dated January 28, 2022.
2. A condominium declaration shall be recorded with the Register of Deeds. The declaration shall be subject to County Staff and Town of Verona approval prior to recording.
3. A deed restriction shall be recorded with the Register of Deeds that:
 - a. Limits the plat to a maximum of 4 units with no unit area being smaller than 3 acres;
 - b. Limits the use to no more than one detached, single family residence on each unit;
 - c. All buildings must be within the setback area identified in the condominium plat;
 - d. One common area for the shared driveway will be provided as part of the plat.
4. A development agreement shall be approved by the Town of Verona for the improvements necessary for the condominium development.
5. The developer shall provide cross sections for the private drive design at the intersection of Sunset Drive. The design shall be approved by the Town Engineer for safety purposes.

TOWN: On 12/7/2021, the town board voted to recommend approval with a deed restriction limiting the use to single-family residential.

Questions? Contact Brian Standing at standing@countyofdane.com