


Staff Report  Zoning and Land Regulation Committee	<i>Public Hearing:</i> January 24, 2023		Petition 11917
	<i>Zoning Amendment Requested:</i> AT-35 Agriculture Transition District TO RR-2 Rural Residential District		<i>Town/Section:</i> VERONA, Section 8
	<i>Size:</i> 3.1 Acres	<i>Survey Required:</i> Yes	<i>Applicant</i> MARVIN O & DIXIE L SCHWENN
	<i>Reason for the request:</i> Separating existing residence from farmland		<i>Address:</i> 7562 COUNTY HWY PD



DESCRIPTION: Applicants Marvin and Dixie Schwenn propose to separate an existing farmstead residence from their 125-acre farm and rezone the resulting 3.1-acre lot from AT-35 to RR-2.

OBSERVATIONS: The aerial imagery and building footprint information currently available in GIS maps does not reflect the current status of buildings on site, since there has been new construction and demolition in recent months. The old house is in the process of being removed at the time of writing this report. The applicants' surveyor has confirmed that the proposed lot will have a maximum lot coverage by buildings of 10%, at the time the certified survey map is recorded for the lot, which will comply with RR-2 zoning district regulations.

The proposed lot is roughly 1/2 mile from an active quarry (CUP 454) to the southeast. In addition, the land division is subject to the City of Verona's extraterritorial jurisdiction review.

HIGHWAY DEPT: County Highway PD is a controlled access highway. Access Permit # 21C006 allowed a single access point for 2 single family residences and agricultural access. No new access will be permitted on CTH PD due to reconfiguration of lots. Any change of use of existing access or additional residence requires a permit. No significant increase of traffic expected due to rezone. Additionally, the CSM will need to include access easement(s) through Lot 1 to Lot 1 CSM 8060 and to the agricultural lands surrounding the Lot.

TOWN PLAN: The property is within a Transitional Agriculture planning area under the *Town of Verona / Dane County Comprehensive Plan*. Within such areas, single-family residential development is supported up to a maximum default density of one unit per 8 acres. No change to the residential density will result from this proposal. (For questions about the town plan, contact Senior Planner Brian Standing at (608) 267-4115 or standing@countyofdane.com)

RESOURCE PROTECTION: There are no resource protection corridors mapped on the subject property, and no water features or other environmental constraints.

TOWN ACTION: On January 3rd, the Town Board recommended approval of the rezone with no special conditions.

STAFF RECOMMENDATION: Pending any comments at the public hearing, staff recommends approval subject to the applicant recording a CSM for the new lot, and the following condition:

1. A joint access easement is required through Lot 1 of the CSM for access to Lot 1 of CSM 8060 and to the agricultural lands surrounding the new lot.

Any questions about this petition or staff report please contact Rachel Holloway at (608) 266-9084 or holloway.rachel@countyofdane.com