
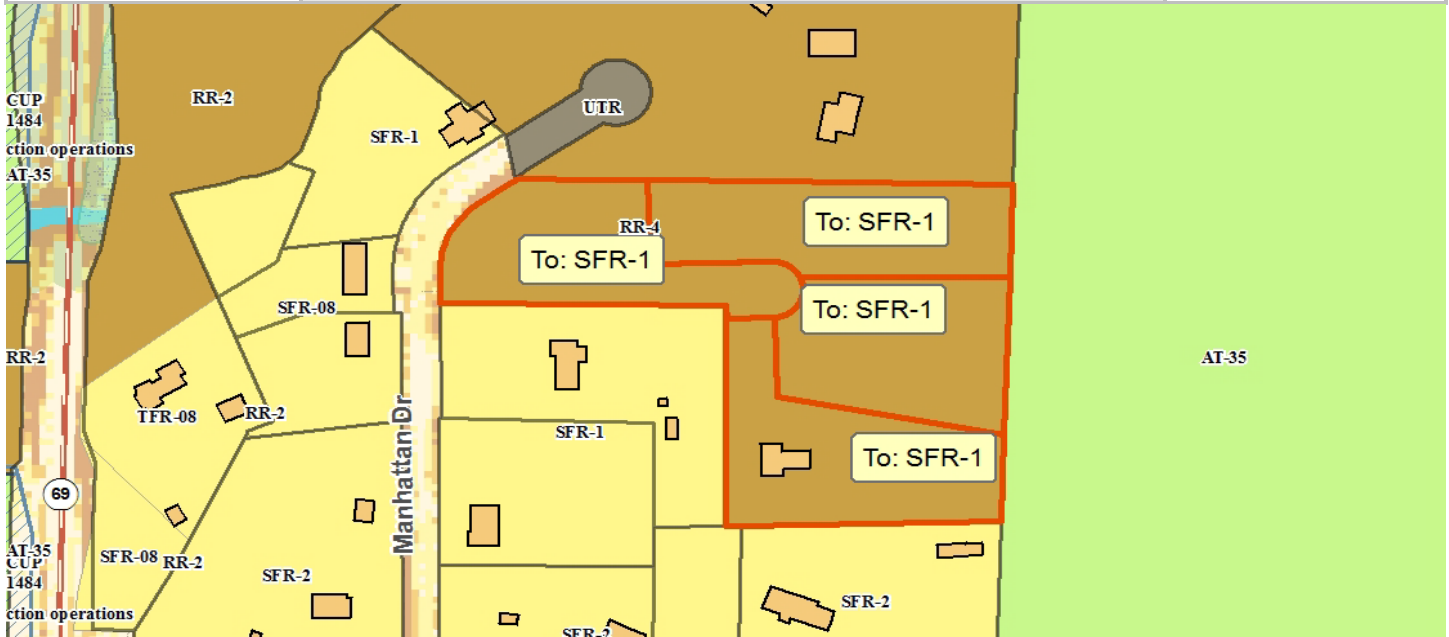


<p>Staff Report REVISED 3/4/2022</p>  <p>Zoning and Land Regulation Committee</p>	<p><u>Public Hearing:</u> February 22, 2022</p>	<p>Petition 11797</p>
	<p><u>Zoning Amendment Requested:</u> RR-4 Rural Residential District TO SFR-1 Single Family Residential District</p>	<p><u>Town/Section:</u> VERONA, Section 28</p>
	<p><u>Size:</u> 6.21 Acres</p>	<p><u>Survey Required:</u> Yes</p>
	<p><u>Reason for the request:</u> Creating 4 residential lots</p>	
		<p><u>Address:</u> 2014 MANHATTAN DRIVE</p>



DESCRIPTION: Landowner seeks to rezone 6.21 acres from the RR-4 zoning district to the SFR-1 zoning district to allow for the creation of 4 residential lots. (See draft CSMs in the application packet for Option 1 and Option 2 lot configurations under consideration).

OBSERVATIONS: Three of the four proposed lots would have no road frontage, as required under Section 75.19(6), Dane County Code. The landowner provided a shared access driveway agreement on February 2, 2022. Based on approximate driveway easement locations and required setbacks, proposed Lot 1 would have a buildable area of less than 20,000 square feet, which may make it difficult to locate a home, a septic system and a replacement drainfield. Under either configuration, two of the four proposed lots exceed Town of Verona length-to-width standards under the town’s recently approved land division ordinance.

TOWN PLAN: The property is within an Urban Residential planning area in the *Town of Verona / Dane County Comprehensive Plan*. Residential development is supported up to a density of one unit per 1.5 acres, provided design and other criteria are met. The Transportation section of the adopted plan includes the following policy: “*The Town will ensure that all new requests for land divisions along existing Town roads include public road right-of-way dedication to the current standard of sixty-six (66) foot roadway width.*”

RESOURCE PROTECTION: There are no mapped resource protection corridors within 300 feet of the site.

STAFF: Recommend denial, due to inconsistencies with the adopted town/county comprehensive plan and with town lot design standards. Questions? Contact Brian Standing at standing@countyofdane.com

TOWN: On February 1, 2022, the Town of Verona Board voted to deny Petition 11797.