
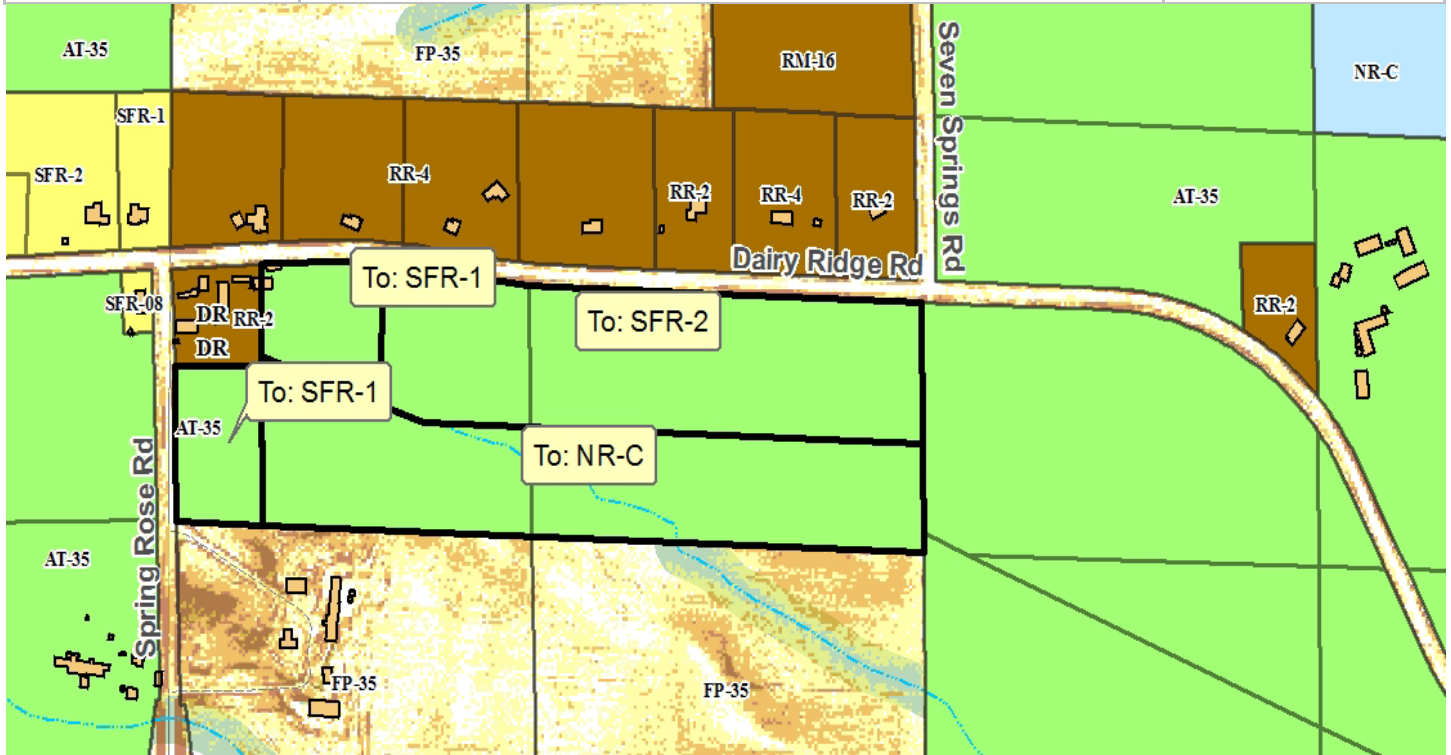


Staff Report  Zoning and Land Regulation Committee	<i>Public Hearing:</i> April 27, 2021	Petition 11682	
	<i>Zoning Amendment Requested:</i> AT-35 Agriculture Transition District TO SFR-1 Single Family Residential District, AT-35 Agriculture Transition District TO SFR-2 Single Family Residential District, AT-35 Agriculture Transition District TO NR-C Natural Resource Conservation District		<i>Town/Section:</i> VERONA, Section 18
	<i>Size:</i> 7.15,19.78,18.42 Acres	<i>Survey Required:</i> No	<i>Applicant</i> TWIN ROCK LLC
	<i>Reason for the request:</i> NEW SUBDIVISION PLAT-13 RESIDENTIAL LOTS AND 1 OUTLOT.		<i>Address:</i> SOUTH OF DAIRY RIDGE ROAD AND EAST OF SPRING ROSE ROAD



DESCRIPTION: Landowner seeks to rezone a total of 43 acres from the AT-35 zoning district to the SFR-1, SFR-2 and NR-C zoning district to create 13-lot subdivision plat.

OBSERVATIONS: Proposed residential lots have adequate frontage onto Dairy Ridge or Spring Rose Road. No new public roads are proposed as part of this plat. The proposed NR-C outlet would not have frontage onto a public right-of-way, and so will need a waiver from the land division ordinance.

TOWN PLAN: The property is with a Rural Residential 2-4 Acre planning area in the *Town of Verona / Dane County Comprehensive Plan*. Residential development is allowed up to a net density of one unit per two acres. Allowances are made to average development density across nonresidential outlots.

RESOURCE PROTECTION: An intermittent stream runs through the proposed NR-C lot. A July 3, 2020 determination from the Dane County Zoning Division found that this stream is not navigable under state law. Consequently, shoreland zoning standards do not apply. Stormwater and erosion control permits will be required as part of the subdivision approval process.

STAFF: Recommend approval with a 12-month delayed effective date, by which time the landowner must record an approved, final subdivision plat meeting all the standards of Chapter 75, Dane County Code. If you have any questions or comments please contact Senior Planner Brian Standing at standing@countyofdane.com

APRIL 27th ZLR MEETING: The petition was postponed due to no Town action.

TOWN: The Town Board approved the petition conditioned upon Lots 4-13 having staggered front yard setbacks; a trail being installed in the outlot; screening approved by the Plan Commission; height limit for all single story residences; elevation drawing being provided by the applicant; and a maintenance agreement being created as part of the developer's agreement.

STAFF UPDATE: Staff recommends approval with Town conditions.