
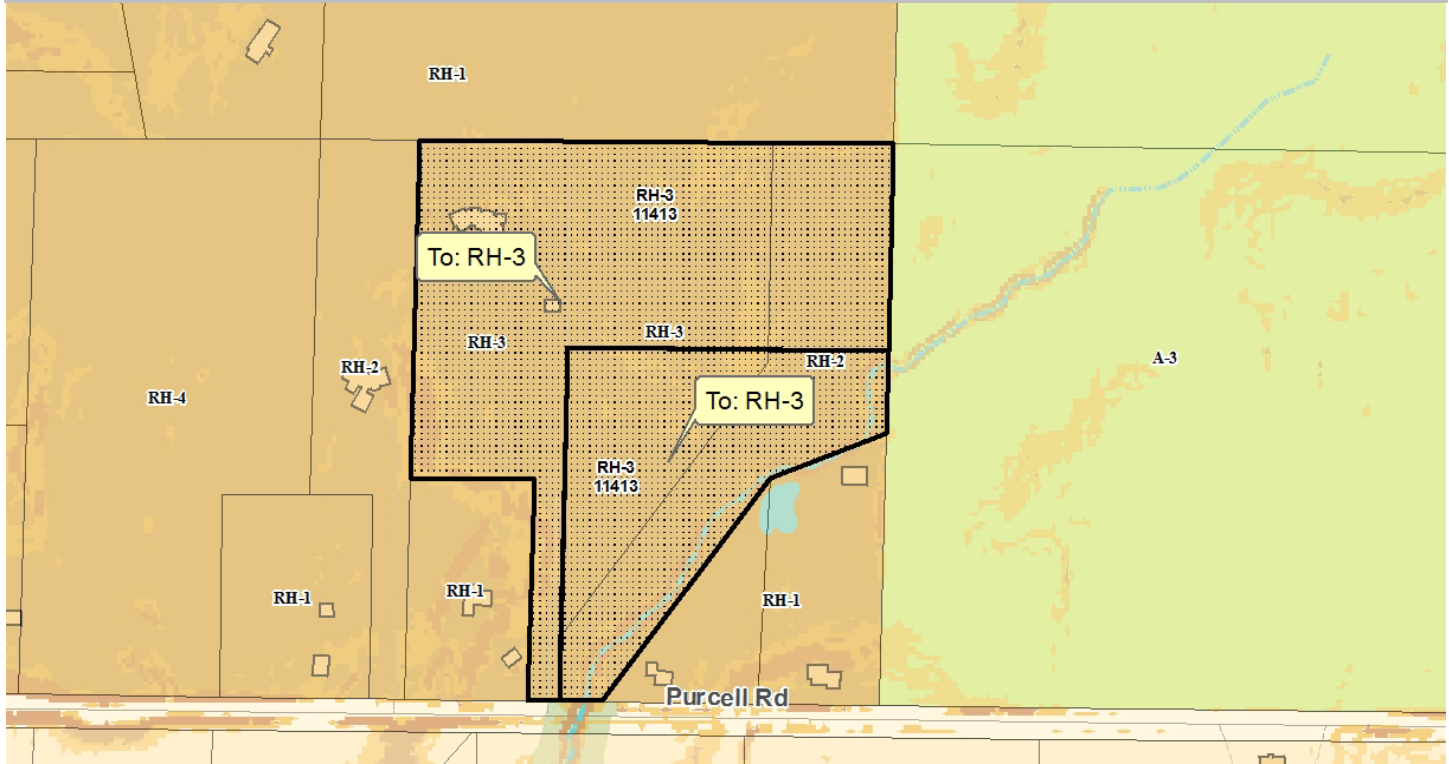


<b>Staff Report</b>    <b>Zoning and Land Regulation Committee</b>  Questions? Contact: Brian Standing – 267-4115	<i>Public Hearing:</i> <b>May 28, 2019</b>	<b>Petition 11413</b>	
	<i>Zoning Amendment Requested:</i> <b>RH-2 Rural Homes District TO RH-3 Rural Homes District</b>	<i>Town/Section:</i> <b>VERONA, Section 35</b>	
	<i>Size:</i> <b>7.06 Acres</b>	<i>Survey Required:</i> <b>Yes</b>	<i>Applicant</i> <b>BRUCE D HOLOUBEK</b>
	<i>Reason for the request:</i> <b>Reconfiguring 2 lot CSM to create 2 RH3 lots</b>		<i>Address:</i> <b>NORTH OF 6604 PURCELL</b>



**DESCRIPTION:** Landowner would like to rezone approximately 4.5 acres from the RH-2 zoning district to the RH-3 zoning district to facilitate an exchange of land between neighboring landowners. The result will be two RH-3 lots.

**OBSERVATIONS:** Much of the area of the two proposed lots is already in the RH-3 zoning district. Approximately 4.5 acres on the southeast edge of the proposed southern lot is currently in the RH-2 district.

**TOWN PLAN:** The property is in a Rural Residential 4-8 Acres planning area in the *Town of Verona / Dane County Comprehensive Plan*. Residential development is permitted up to a maximum density of 4 acres.

**RESOURCE PROTECTION:** An unnamed intermittent stream, presumably navigable, flows from northeast to southwest across the southeastern edge of one of the proposed lots.

**STAFF:** No new development is proposed. The proposed lots meet the dimensional standards of the zoning districts. The proposal is consistent with town plan policies.

**TOWN:** The Town Board approved the petition conditioned upon the road right-of-way being dedicated to the public, the well being located on the property, and a shared access agreement be recorded for the benefit of the two properties.