
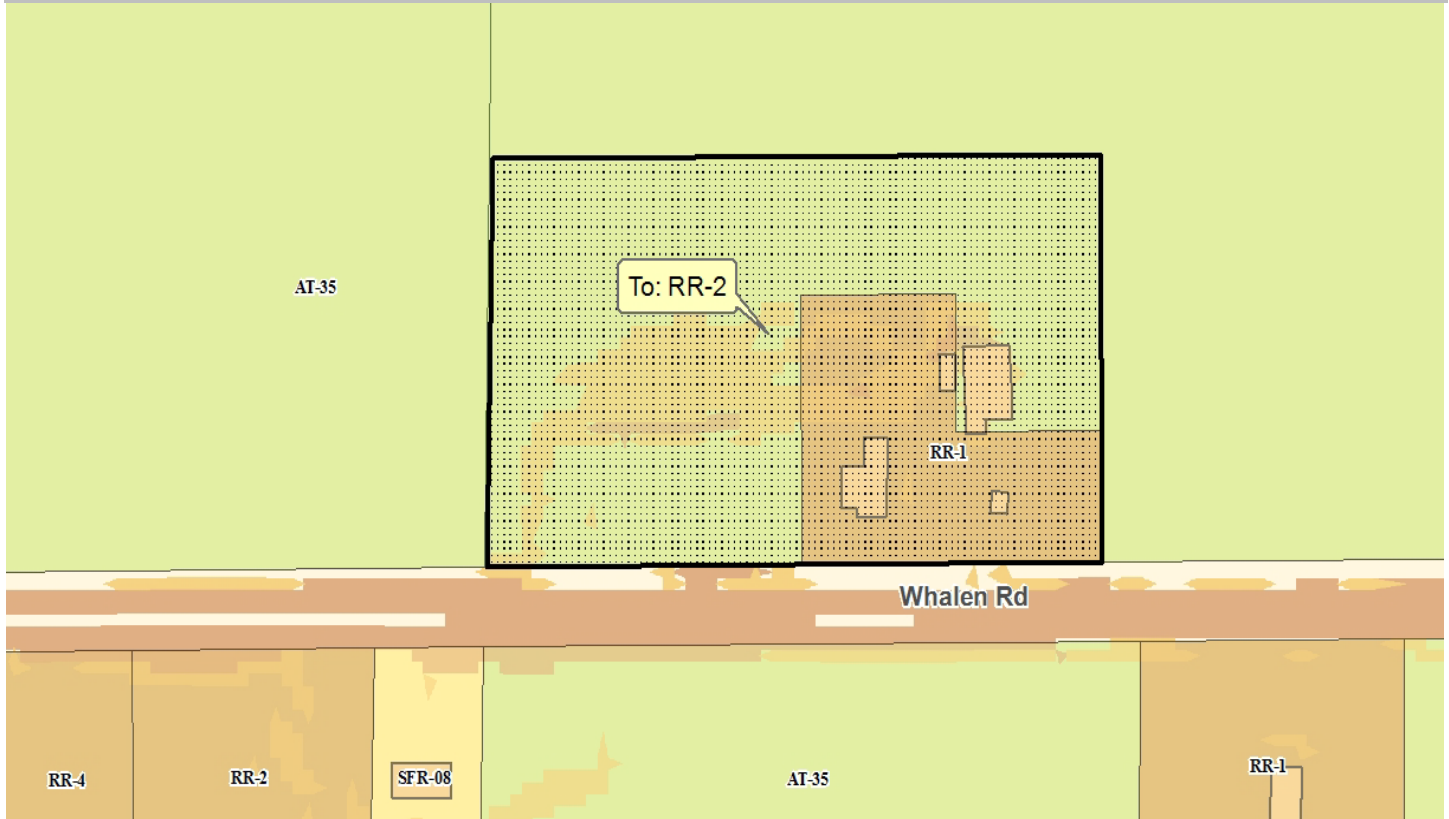


Staff Report  Zoning and Land Regulation Committee	<i>Public Hearing:</i> November 26, 2019	Petition 11493	
	<i>Zoning Amendment Requested:</i> AT-35 (Agriculture Transition) District TO RR-2 (Rural Residential, 2 to 4 acres) District, RR-1 (Rural Residential, 1 to 2 acres) District TO RR-2 (Rural Residential, 2 to 4 acres) District	<i>Town/Section:</i> VERONA, Section 24	
	<i>Size:</i> 2.682, 1.266 Acres	<i>Survey Required:</i> Yes	<i>Applicant:</i> DOERFER BROTHERS INC
	<i>Reason for the request:</i> ENLARGE EXISTING RESIDENTIAL LOT		<i>Address:</i> 6458 WHALEN ROAD



DESCRIPTION: Landowner would like to expand an existing RR-1 zoning parcel to facilitate the separation of an existing residence and farm buildings from the balance of the farm.

OBSERVATIONS: The applicant has proposed dedicating 0.427 acres of right-of-way to Whalen Road as part of this proposal. This new ROW should be clearly shown in the final Certified Survey Map for this project, and the acreage of the proposed RR-2 lot reduced by a corresponding amount. This will lower the acreage of the new lot below 4 acres, which would be appropriate for RR-2 zoning. No new homesite would be created with this petition.

TOWN PLAN: The property is within an Agricultural Transition area in the *Town of Verona / Dane County Comprehensive Plan*. The plan supports residential development up to a density of one unit per 8 acres.

RESOURCE PROTECTION: There are no mapped resource protection corridors on this property.

STAFF: Recommend approval with the conditions that the approved Certified Survey Map associated with this petition clearly delineate 0.427 acres of land dedicated to the public, and that the resulting RR-2 lot is less than 4 acres in area.

TOWN: The Town Board approved the petition with no conditions.

Questions? Contact Brian Standing at standing@countyofdane.com or 608-267-4115.