
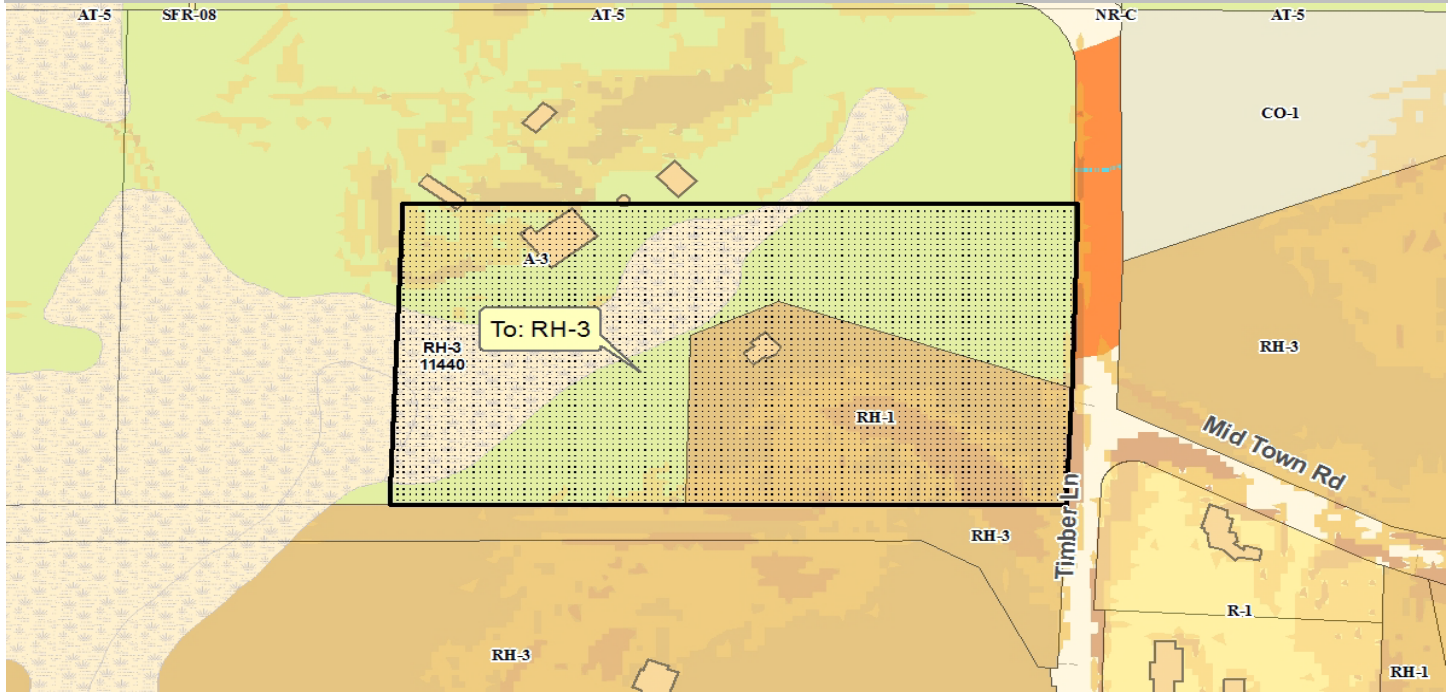


Staff Report  Zoning and Land Regulation Committee	Public Hearing: July 23, 2019	Petition 11440	
	Zoning Amendment Requested: RH-1 Rural Homes District TO RH-3 Rural Homes District, A-3 Agriculture District TO RH-3 Rural Homes District		Town/Section: VERONA, Section 6
	Size: 8, 3.6 Acres	Survey Required. Yes	Applicant JEFFERY A MONSON
	Reason for the request: Shifting of property lines between adjacent land owners		Address: 3185 TIMBER LN



DESCRIPTION: Landowner would like to add adjoining land to expand an existing 3.6-acre lot (CSM 12966), currently in the RH-1 zoning district. The new, expanded lot would be 11.62 acres, and is proposed for the RH-3 zoning district.

OBSERVATIONS: No new homesite will be created with this petition. There is an existing driveway that crosses the proposed lot to serve agricultural buildings to the northwest, some of which will remain in Jeffrey Monson’s ownership. The Town of Verona recently adopted the new county zoning ordinance. Under the new ordinance the resulting zoning district will be RR-8.

TOWN PLAN: The property is within a Rural Residential 2-4 Acres area under the *Town of Verona / Dane County Comprehensive Plan*. Residential development is allowed, up to a maximum density of one unit per two acres. Smaller lots may be possible through lot averaging.

RESOURCE PROTECTION: An intermittent stream corridor, along with associated wetlands, separates the northwest corner of the proposed new lot (which contains an existing barn) from the remainder of the lot. Expansion of the existing driveway crossing this area would require wetland rezone and/or fill permits.

STAFF: Recommend approval with the condition that the landowner record an access easement, no wider than the current driveway width, to allow access to existing agricultural buildings north and west of the new lot.

TOWN: Approved.

QUESTIONS? Contact Senior Planner Brian Standing at (608) 267-4115.