
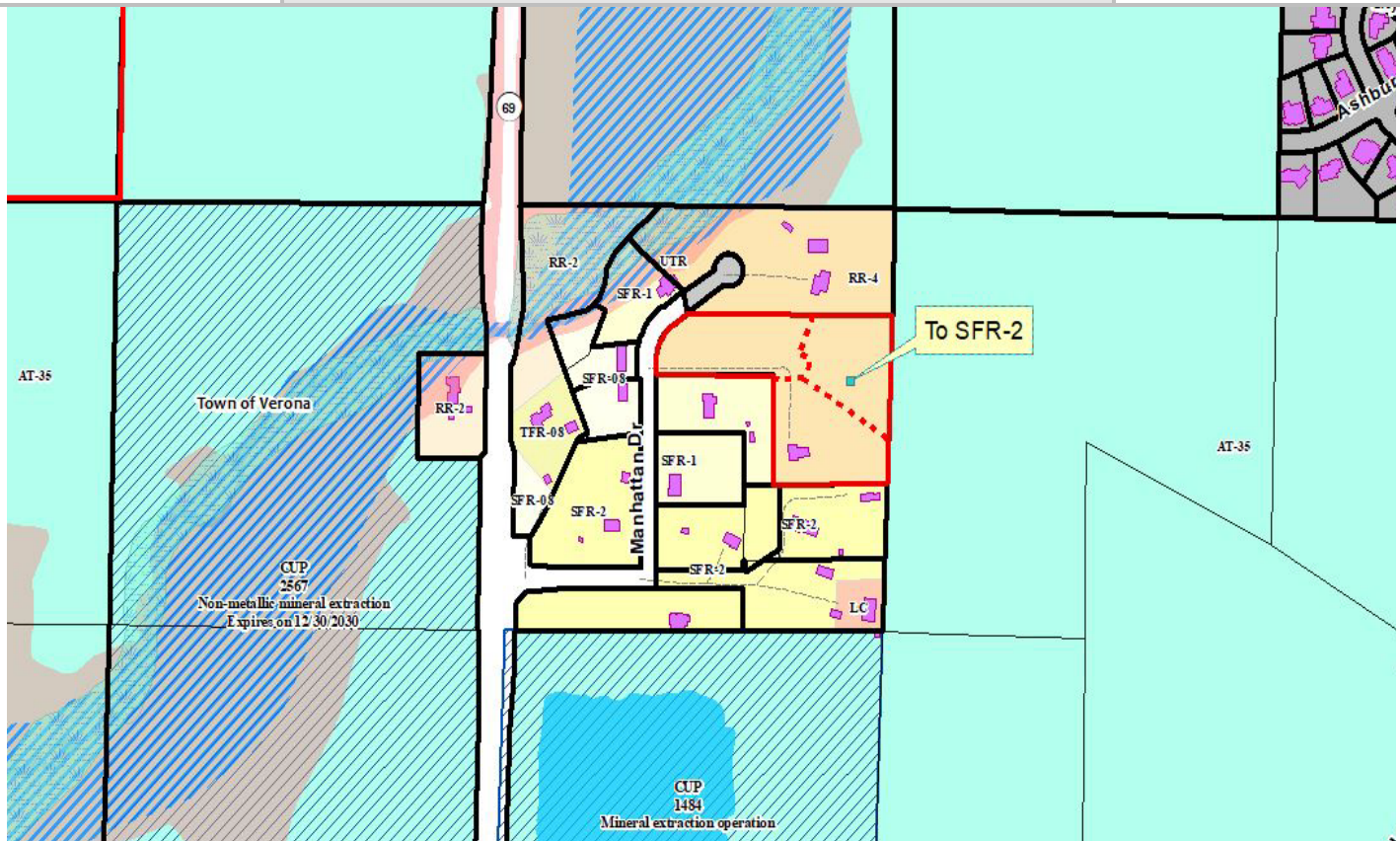


<b>Staff Report</b>    <b>Zoning &amp; Land Regulation Committee</b>	<u>Public Hearing:</u> <b>May 27, 2025</b>		<b>Petition 12157</b>
	<u>Zoning Amendment Requested:</u> <b>RR-4 Rural Residential District TO SFR-2 Single Family Residential District</b>		<u>Town, Section:</u> <b>VERONA, Section 28</b>
	<u>Size:</u> <b>6.2 Acres</b>	<u>Survey Required:</u> <b>Yes</b>	<u>Applicant:</u> <b>NORBERT REPKA</b>
	<u>Reason for the request:</u> <b>DIVIDING A RESIDENTIAL LOT INTO THREE RESIDENTIAL LOTS</b>		<u>Address:</u> <b>2014 MANHATTAN DR</b>



**DESCRIPTION:** Norbert Repka proposes to divide an existing residential lot into three residential lots. Two of the lots, one for the existing house and a vacant lot, will not have public road frontage. Frontage for these lots will be gained through a joint driveway easement as provided for under Dane County Land Division Ordinance Section 75.19(8). The easement area act as a “public road” for the lots without frontage. The applicant has provided a driveway easement agreement that includes the special provisions found for creating lots without frontage.

**OBSERVATIONS:** Mr. Repka previously submitted a proposal to create 4 lots on this property under Rezoning Petition 11854 in 2022. The petition was denied by the County Board based on the proposal not meeting Town Plan density policies. Mr. Repka appealed the decision. Dane County Circuit Court found that the Town and the County had the discretion to determine housing density for the development of this property.

The configuration of Lot 1 is concerning. The building envelope area was shown in the application has been misrepresented. If access to Lot 1 is gained along the shared access easement area, in essence, the easement acts as the front “street” per the definition in the zoning ordinance. This configuration would require a 50-foot rear setback along the north property line, thus leaving a 40-foot building envelope depth. See sketch below.

**COMPREHENSIVE PLAN:** The proposal is consistent with the Comprehensive Plan designation as ‘urban residential.’ Residential development is supported up to a density of one unit per 1.5 acres, provided design and other criteria are met. The plan encourages shared driveways, and states that 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

