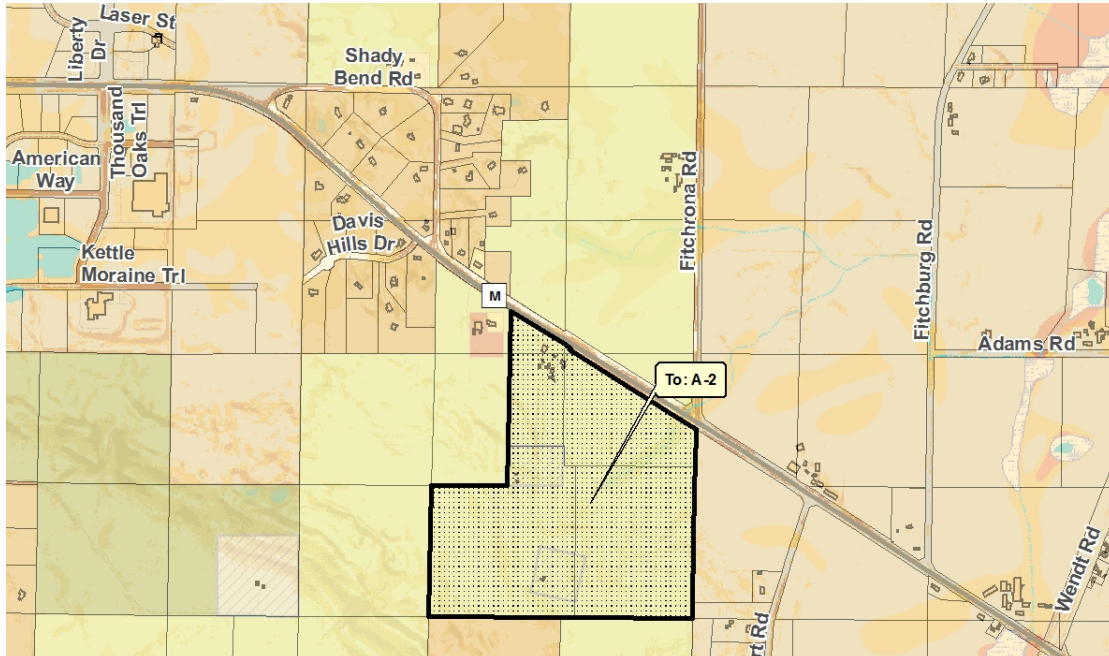




Staff Report

Zoning and Land Regulation Committee

Public Hearing: April 24, 2018	Petition: Petition 11272
Zoning Amendment: A-3 Agriculture District TO A-2 Agriculture District	Town/sect: VERONA, Section 25
Acres: 128 Survey Req. No	Applicant DARCEY HAGEMANN & MARK SINGEL
Reason: Creating one residential lot	Location: 6403 COUNTY HIGHWAY M



DESCRIPTION: Landowners would like to rezone 120 acres, in landholdings under three different entities, from the A-3 zoning district to the A-2 zoning district to allow for the construction of a new single family residence.

OBSERVATIONS: The property consists of three different landholdings: Hageman Century Farm, LLC (38 acres); Sunset Moraine Farm, LLC (48 acres) and HKL Woods, LLC (41 acres). The intention is to keep the property in these three landholdings once the petition is approved.

TOWN PLAN: The property is in a Rural Development Area in the Town of Verona / Dane County Comprehensive Plan, and a Non Farmland Preservation Area in the Dane County Farmland Preservation Plan. Residential development is supported up to a density of one unit per two acres.

DANE COUNTY HIGHWAY: CTH M is a controlled access highway. No new access will be permitted. Access issued across from Fitchrona Road as a field/agricultural access only. This access cannot be used as residential access. Access to properties shall be from existing building access points. Any changes in use of existing access require a permit.

RESOURCE PROTECTION: The GIS data identifies the beginning of an intermittent stream in the northeastern portion of the property. In looking at the aerial photos of the property, there is no evidence or markings of a navigable waterway. The area would not be subject to shoreland regulations.

STAFF: Recommend approval with no conditions.

TOWN: The Town approved the petition conditioned upon a deed restriction being recorded on the properties, limiting the land uses to the following: Single family residences, home occupation, agricultural uses, accessory building, and utility services. The following may be permitted with a conditional use permit: Horse boarding and riding stables, horseshows/events, training of horses at a horse boarding facility, hay and sleigh rides, retail sales of bridles, saddle, grooming supplies and related items at horse boarding and riding stables, dependency living arrangements, limited family businesses, and/or communication towers.