
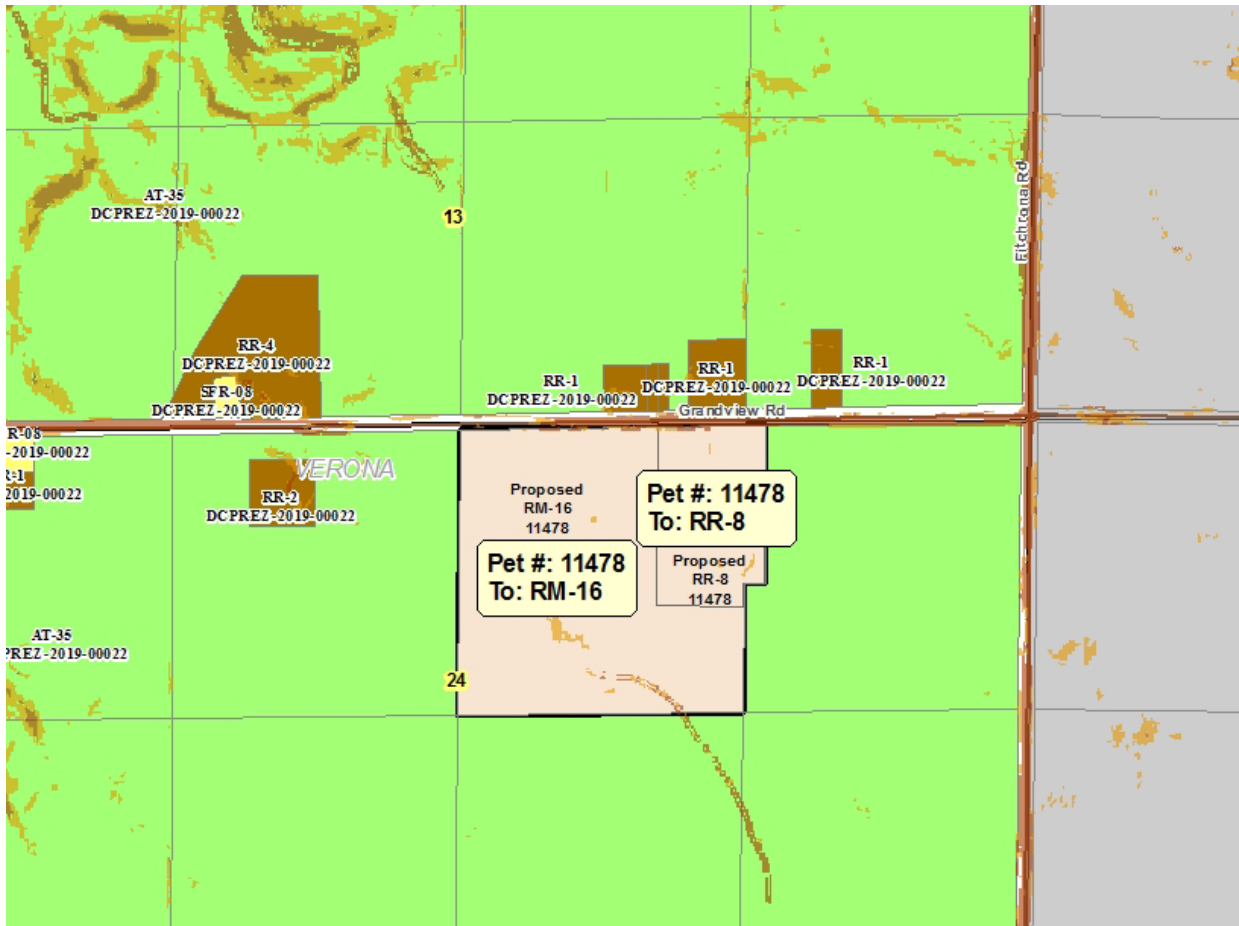


Staff Report  Zoning and Land Regulation Committee	Public Hearing: September 24, 2019	Petition 11478	
	Zoning Amendment Requested: AT-35 (Agriculture Transition) District TO RR-8 (Rural Residential, 8 to 16 acres) District, AT-35 (Agriculture Transition) District TO RM-16 (Rural Mixed-Use, 16 acres and up) District		Town/Section: VERONA, Section 24
	Size: 9,31 Acres	Survey Required. Yes	Applicant DOERFER BROTHERS INC
	Reason for the request: Creating two residential lots.		Address: 6437 GRANDVIEW ROAD



DESCRIPTION: The landowner seeks to divide an existing 39.9-acre metes-and-bounds parcel, currently in the AT-35 zoning district, into: one 9.2-acre lot in the RR-8 zoning district to accommodate the existing farmstead and residence, and; one 31.76-acre lot in the RM-16 district.

OBSERVATIONS: There are two residences on the proposed RR-8 lot. The landowner initially intended to convert one of the residences into an accessory building, but has now agreed to remove the structure. Any approval of this petition should be conditioned on the converted residence meeting Zoning Division construction standards for removal of an existing structure. The property falls within an area that is subject to City of Verona review, under the Town / City intergovernmental agreement. In addition, the property falls within the extraterritorial plat review jurisdiction of the City of Fitchburg. Both cities will have to approve any land division in this area.

TOWN PLAN: The property is within a Transitional Agriculture area in the adopted *Town of Verona / Dane County Comprehensive Plan*. This area is intended for areas that are primarily in agricultural use now, but may transition to more intensive development within 20 years. The plan requires development plans, minimization of impact to adjoining farming activities and compatibility with rural character before determining if the area is suitable for development.

Default maximum residential development is one unit per eight acres, but may be lower if suitability standards are not met.

RESOURCE PROTECTION: An intermittent stream crosses the proposed RM-16 lot. There are no mapped resource protection corridors on the proposed RR-8 lot.

INITIAL STAFF RECOMMENDATION: At the public hearing, staff recommended postponement pending a recommendation from the Town of Verona, and to allow time for the applicant to more completely describe the proposed use for the second existing residence on the RR-8 lot.

TOWN: The Town Board approved the petition conditioned upon the structures on the property being brought into conformance with the current zoning requirements.

SEPT 24th ZLR MEETING: The Committee recommended approval of the petition conditioned upon the existing residence being removed from the property and the RM-16 property being deed restricted to prohibit residential development.

OCT 3rd COUNTY BOARD MEETING: The County Board re-referred the petition back to the ZLR Committee at the applicant's request. The applicant would like to request a revision to the conditions of approval.

STAFF UPDATE: After consulting with the Town of Verona and the applicant, staff recommends approval with the following conditions:

Within 90 days of the date of final town board action on the amended Petition 11478, the applicant must:

1. Record with the Dane County Register of Deeds a two-lot Certified Survey Map, as approved by the Department of Planning and Development and the Town of Verona.
2. Remove the existing home on the proposed RR-8 lot (Parcel B), to the satisfaction of the zoning administrator or designee.

Failure to complete these actions within 90 days of final town action shall result in the rezone petition becoming null and void.