



# Notice of Public Hearing

Zoning and Land Regulation Committee

Public Hearing: **June 27, 2017**

Zoning Amendment:  
**B-1 Local Business District TO  
RH-1 Rural Homes District, RH-2  
Rural Homes District TO RH-1  
Rural Homes District**

Petition: **Petition 11153**

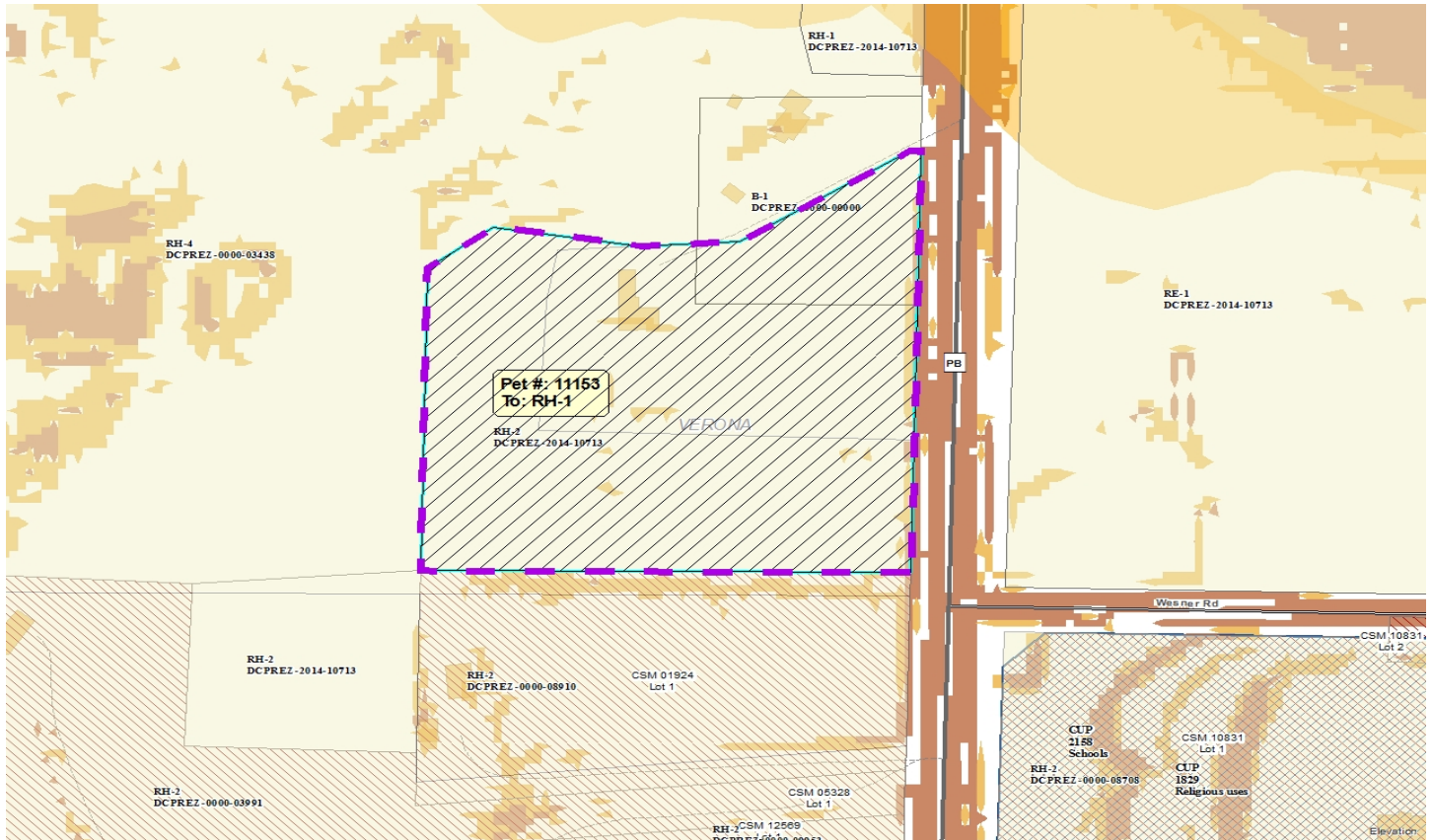
Town/sect:  
**VERONA, Section 26**

Acres: .9,6.4  
Survey Req. Yes

Applicant  
**GETCHEL LIVING TR**

Reason:  
**CREATION OF 3 PARCELS**

Location:  
**1997 COUNTY  
HIGHWAY PB**



**DESCRIPTION:** Landowner would like to rezone an existing 7.3 acre parcel in the B-1 and RH-2 zoning districts to the RH-1 zoning district to allow for the creation of 3 residential lots.

**OBSERVATIONS:** The property is within the Extraterritorial Review Jurisdiction (ETJ) of the City of Verona. City of Verona staff have indicated they have no objection. (See Town Planning Report).

**TOWN PLAN:** The property is within a Rural Development Area in the town/county comprehensive plan and the Dane County Farmland Preservation Plan. Development is limited to a minimum lot size of two acres.

**RESOURCE PROTECTION:** There are no mapped Resource Protection Corridors within the proposed parcel boundaries.

**STAFF:** Applicant should provide documentation that the City of Verona will not block the land division under its ETJ authority.

**TOWN:** On 5/2/2017, the Town of Verona Board of Supervisors voted to recommend approval with two conditions. (See Town Action Report and Town Planning Report for details).