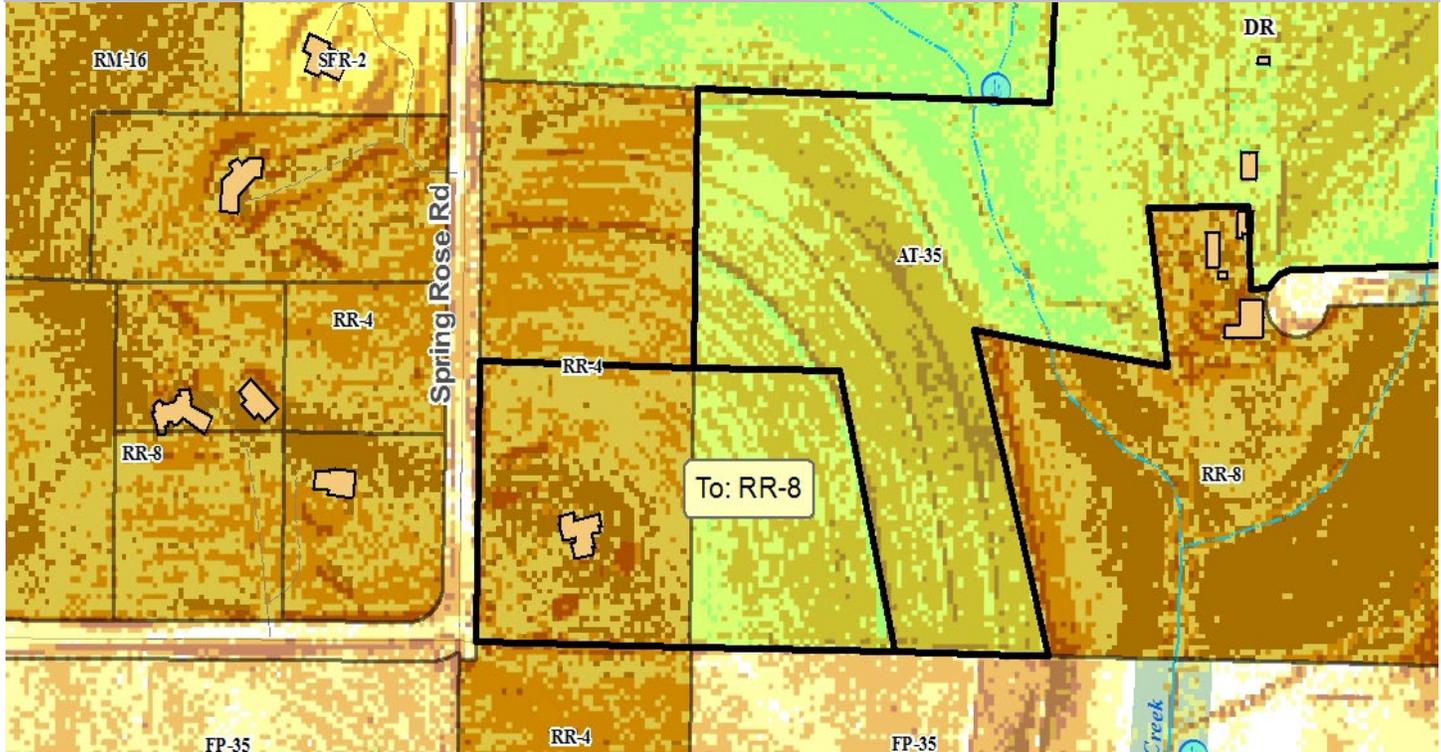


Staff Report  Zoning and Land Regulation Committee	<i>Public Hearing:</i> March 23, 2021	Petition 11669	
	<i>Zoning Amendment Requested:</i> RR-4 Rural Residential District TO RR-8 Rural Residential District, AT-35 Agriculture Transition District TO RR-8 Rural Residential District		
	<i>Size:</i> 5.02,3.42 Acres	<i>Survey Required:</i> Yes	<i>Town/Section:</i> VERONA, Section 31
	<i>Reason for the request:</i> Increase the size of an existing residential lot		<i>Applicant:</i> ROBERT M DILLIS
		<i>Address:</i> 1710 SPRING ROSE ROAD	



DESCRIPTION: Landowner wishes to increase the size of an existing 5.02-acre RR-4 lot (CSM 12831, Lot 2), by adding 3.42 acres from an adjoining AT-35 lot (CSM 12831, Lot 3). The new 8.44 acre lot would be zoned RR-8.

OBSERVATIONS: All proposed lots would conform to the minimum standards of the Dane County Zoning and Land Division Ordinances. No new homesite would be created with this petition.

TOWN PLAN: The property is within an Agriculture Transition Area under the *Town of Verona / Dane County Comprehensive Plan*.

RESOURCE PROTECTION: There are no mapped resource protection corridors within 300 feet of the site.

STAFF: Recommend approval with no conditions.

TOWN: The Town of Verona Board voted to recommend approval with a condition that the “current deed restriction issue is solved by the county.” Wording of existing deed restriction imposed on PIN 0608-313-8055-0 via Petition 10080 should avoid conflicts with expanded CSM for new RR-8 lot.