
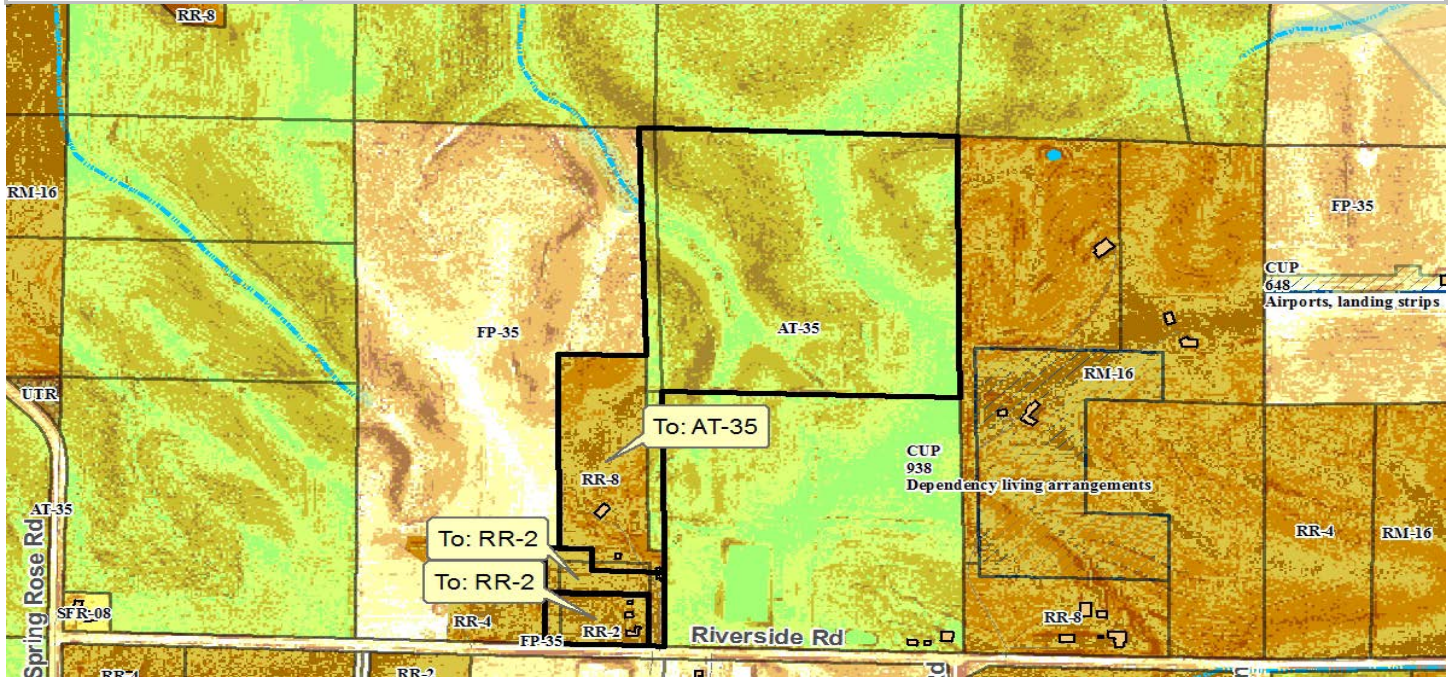


Staff Report  Zoning and Land Regulation Committee	Public Hearing: May 26, 2020	Petition 11556
	<u>Zoning Amendment Requested:</u> RM-8 (Rural Mixed-Use, 8 to 16 acres) District TO RR-2 (Rural Residential, 2 to 4 acres) District, RM-8 (Rural Mixed-Use, 8 to 16 acres) District TO AT-35 (Agriculture Transition) District, RR-2 (Rural Residential, 2 to 4 acres) District TO AT-35 (Agriculture Transition) District	<u>Town/Section:</u> VERONA, Section 30
	<u>Size:</u> 1.5,9.1,0.4 Acres	<u>Survey Required:</u> Yes
	<u>Reason for the request:</u> Reconfiguring lots on existing residential development	<u>Address:</u> 7790 RIVERSIDE ROAD



DESCRIPTION: Landowner wishes to reconfigure three existing lots, including one 4.9-acre metes-and-bounds parcel in the RR-2 zoning district, one 10.73 CSM lot in the RR-8 district and one 39.43-acre metes-and-bounds parcel in the AT-35 zoning district. The reconfiguration will reduce the size of both RR parcels, correct surveying errors and divide both off as separate CSM lots, with appropriate road frontage. At the same time, the AT-35 parcel will be expanded to include several remnant parcels.

OBSERVATIONS: No new homesites would be created with this petition. All proposed lots conform to the minimum requirements of Chapters 10 and 75, Dane County Code.

TOWN PLAN: The property is in a mix of Agricultural Transition and Rural Residential planning areas under the *Town of Verona / Dane County Comprehensive Plan*. Residential development in Rural Residential areas is capped at a net density of one unit per 4 acres, while Agricultural Transition is limited to one unit per 8 acres. Both areas include policies to minimize land converted to agriculture and to limit impacts to surrounding agricultural operations.

RESOURCE PROTECTION: There are no mapped resource protection corridors on the property.

STAFF: Recommend approval with no conditions.

May 26th ZLR Committee Meeting: The petition was postponed due to no town action.

TOWN: The Town Board approved the petition with two conditions. 1) The mobile home be removed at the time of occupancy of the new home on Lot 2, Lot 2 is subsequently sold or within two years, whichever occurs first and the septic line associated with the mobile home be properly discontinued when any one of above scenarios occurs. 2) If Lot 2 or 3 is sold at any time, the selling owner will be responsible for the cost of moving the driveway into the shared driveway easement.

Staff Update: The Town Board has approved the petition. Staff suggests that two conditions be imposed on the petition, if approved:

1. The existing mobile home on Lot 2 shall be removed within 30 days of the time of occupancy of the construction of a new home on the property. If a home is not constructed within 2 years or if the lot is subsequently sold, the existing mobile home shall be removed from the property immediately.
2. A deed restriction shall be recorded on the property with the following language, "The existing driveway does not fall within the existing driveway easement. If Lot 2 is sold to an unrelated third party, the driveway shall be reconstructed to fall within the existing driveway easement."

Questions? Call Brian Standing, standing@countyofdane.com, 608-267-4115.

rwl edits