



# Staff Report

Zoning and Land Regulation Committee

Public Hearing: **April 25, 2017**

Zoning Amendment:  
**A-3 Agriculture District to RH-1 Rural Homes District, RH-2 Rural Homes District, RH-3 Rural Homes and RH-4 Rural Homes District**

Petition: **Rezone 11117**

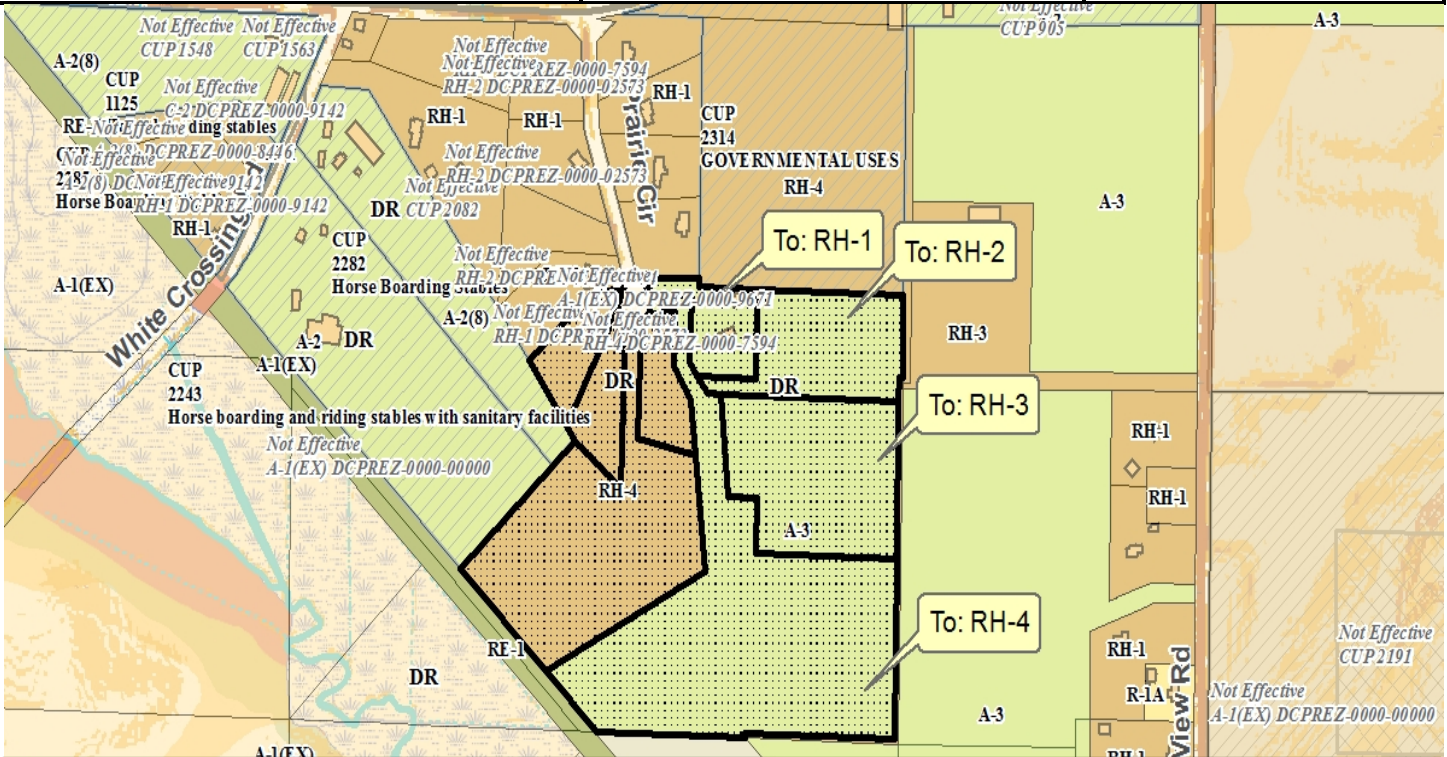
Town/sect:  
**Verona Section 7**

Acres: 2.47, 6.03, 9.3, 21.53  
Survey Req. Yes

Applicant  
**Timothy P Sweeney**

Reason:  
**Creating four residential lots**

Location:  
**2778 Prairie Cir**



**DESCRIPTION:** Landowner proposes creating 4 Rural Homes lots from a 39.33-acre parcel in the A-3 Zoning District.

**OBSERVATIONS:** Two of the proposed lots would lack road frontage, as required by Chapter 75, Dane County Code. The applicant has requested a waiver from the road frontage requirement (2016 LD-058). If approved, this will bring to 14 the total number of lots with road access only from the 1,100-foot-long Prairie Circle cul-de-sac. If Prairie Circle ever becomes impassable for any reason, none of these 14 lots will have any alternative road access.

**TOWN PLAN:** The property is in the Rural Development area of the town/county plan. Development is permitted up to a density of one unit per two acres.

**RESOURCE PROTECTION:** Shoreland buffers associated with an intermittent tributary to the Sugar River cross the proposed RH-3 and RH-4 lots (Lots 3 & 4 on the preliminary CSM).

**STAFF:** If the waiver from the road frontage requirement is approved, landowners should record an access easement agreement meeting the standards of Chapter 75, Dane County Code. Landowners should also pay for intersection improvements meeting the specifications of the Dane County Public Works, Highways and Transportation Department.

**TOWN:** On 12/6/2017, the Town of Verona Board of Supervisors recommended approval of Petition 11117 with the following conditions: approved with the understanding that there would be one access point on to Prairie Circle; a shared driveway for all four lots and driveway easement will be recorded; and the easement and singular access point will be noted on the CSM.

**STAFF UPDATE:** If the Committee wishes to approve this petition, it may want to consider the following additional conditions (see attached).

**Petition 11117 continued**

**Suggested conditions:**

1. The land owner shall obtain a waiver from the ZLR Committee for the lack of road frontage for the lot design.
2. A joint driveway agreement shall be prepared which meets the standards of Dane County Code of Ordinances Section 75.19(8) and shall be recorded with the Dane County Register of Deeds.
3. The general area of the wetlands shall be shown on the Certified Survey Map. A note shall be placed on the Certified Survey Map which states, "Wetland boundaries shall be delineated prior to the development of Lots \_ and \_."  
"
4. The landowner shall address the concerns expressed by the Dane County Highway Department regarding the construction of a 200-foot turn land and passing lane on County Highway PD.