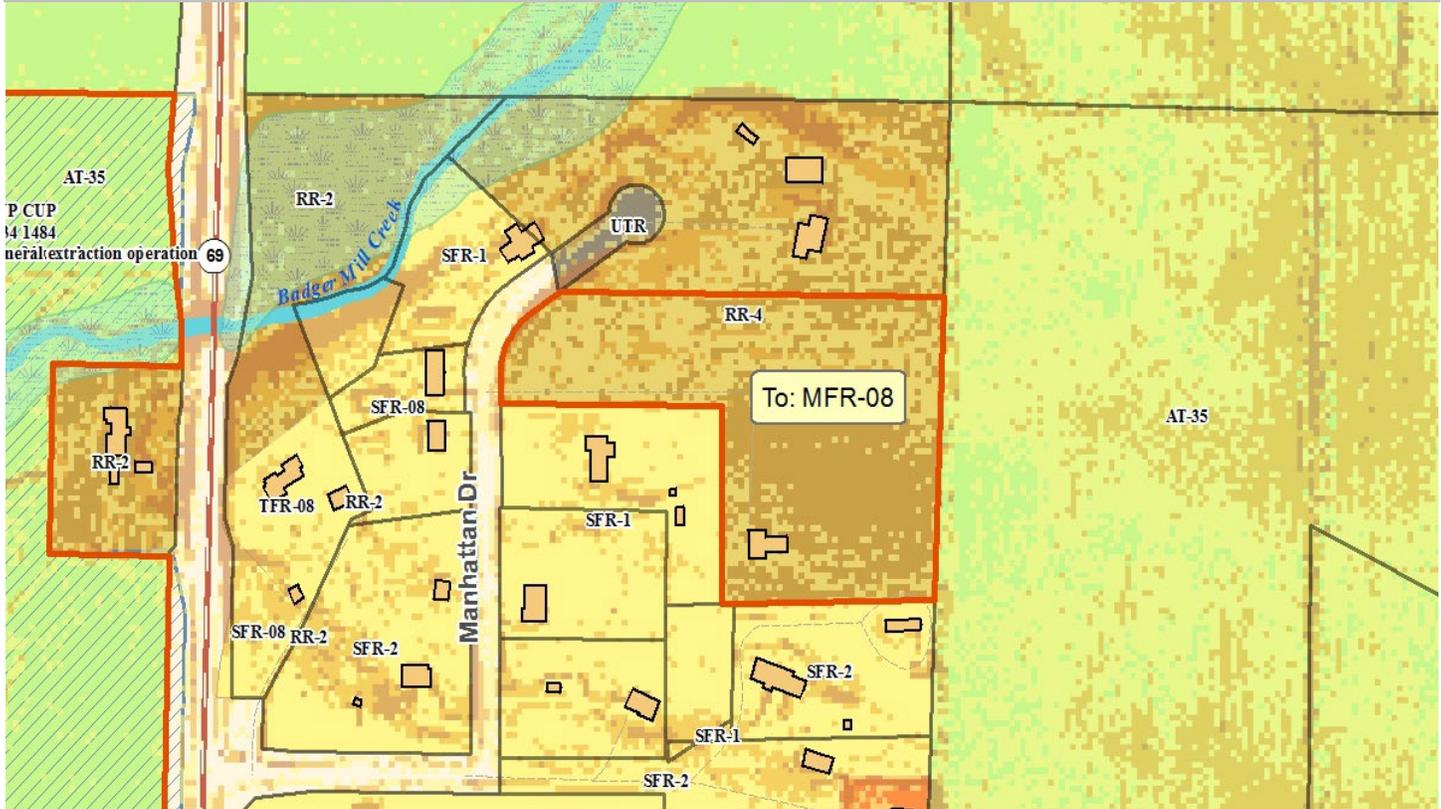


Staff Report  Zoning and Land Regulation Committee	Public Hearing: July 26, 2022	Petition 11854
	Zoning Amendment Requested: RR-4 Rural Residential District TO MFR-08 Multi-Family Residential District	Town/Section: VERONA, Section 28
	Size: 6.21 Acres	Survey Required. No
	Reason for the request: creating a condominium plat for 4 single-family residences	
		Address: 2014 MANHATTAN DRIVE



DESCRIPTION: Landowner seeks to rezone 6.21 acres from the RR-4 (Rural Residential) zoning district to the MFR-08 (Multi-Family Residential) to allow for a 4-unit condominium plat.

OBSERVATIONS: Petition 11854 is essentially similar to [Petition 11797](#), which was denied by the county board on 3/17/2022.

TOWN PLAN: The property is within an Urban Residential planning area in the *Town of Verona / Dane County Comprehensive Plan*. Residential development is supported up to a density of one unit per 1.5 acres, provided design and other criteria are met. The “Future Development Guidance” section of the plan allows for condominium plat development **only** “in areas where extraterritorial jurisdiction would hinder the ability of the town to develop a subdivision.” The site is not within the extraterritorial jurisdiction of any incorporated municipality. The *Town of Verona Land Division and Development Ordinance* sets a maximum lot/unit-length to width ratio of 2:1. As proposed, the buildable area of Unit 1 would have a length-to-width ratio of over 3:1.

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

STAFF: Recommend denial, due to inconsistencies with the adopted town/county comprehensive plan and with the town land division and development ordinance.

Questions? Contact Brian Standing at standing@countyofdane.com

TOWN: As of July 8, 2022, no town action report has been received. The town administrator reports that the applicant has withdrawn their town application for land-use change, and Petition 11854 is not currently scheduled for town plan commission consideration.