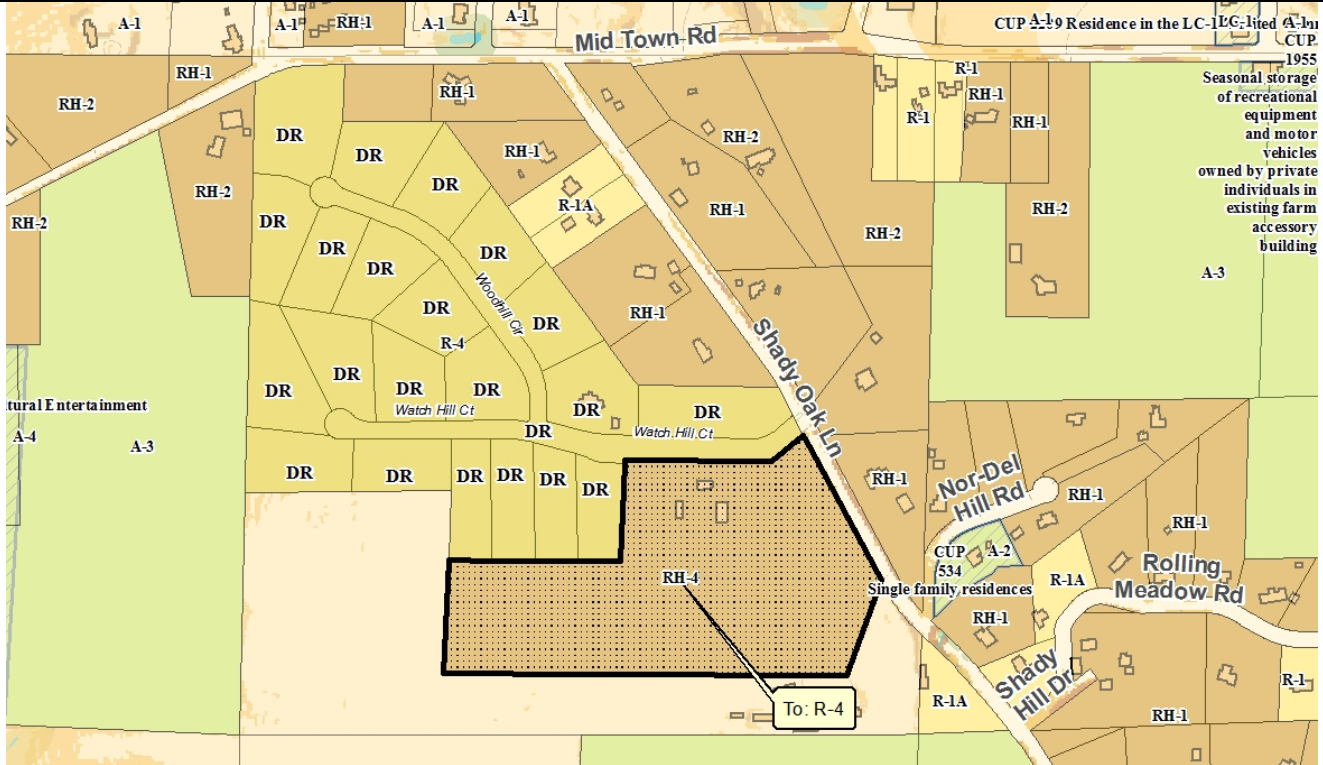




Staff Report

Public Hearing: November 28, 2017	Petition: Petition 11215
Zoning Amendment: RH-4 Rural Homes District TO R-4 Residence District	Town/sect: VERONA, Section 5
Acres: 26 Survey Req. No	Applicant COONS CONSTRUCTION OF VERONA LLC
Reason: Creation of a condominium plat consisting of 13 single-family units	Location: 3151 SHADY OAK LANE

Zoning and Land Regulation Committee



DESCRIPTION: Applicant wishes to rezone 25.4 acres from the RH-4 zoning district to the R-4 district to allow for single-family residential construction on a 13-unit condominium plat.

OBSERVATIONS: The property is approximately a half-mile from the City of Madison, which places the property within the City's extraterritorial plat review jurisdiction. However, as a condominium plat with no land division, this project would not fall under Madison's ETJ authority. The City of Madison has objected to this petition (see letter in packet).

TOWN PLAN: The property is within a Rural Development Area in the *Town of Verona / Dane County Comprehensive Plan*. In such areas, the plan allows for single-family residential development at a density of up to one unit per two acres.

RESOURCE PROTECTION: There are no Resource Protection Areas on the proposed development site.

STAFF UPDATE: Any approvals should include conditions to require the following: 1. Recording of a developer's agreement between the project developer and the Town of Verona; 2. Recording of access and maintenance easements for well and on-site sanitary systems for each individual dwelling; 3. Recording of a deed restriction limiting the use of the property to 13 single-family detached dwelling units on minimum 1.5 acre areas, with 3 common areas in the plat. 4. Establishing setbacks and maximum building coverage for unit property. 5. Condominium document amendments subject to approval by the Town of Verona and Dane County.

Note that the staff recommended conditions include those imposed by the town.

TOWN: Approved with the following conditions: 1) the approval of the Developer's Agreement by the Town of Verona Board and Town Attorney; 2) deed restriction limiting the plat to 13 single family residential units with a minimum area of 1.5 acres and 3 common areas in the plat.