
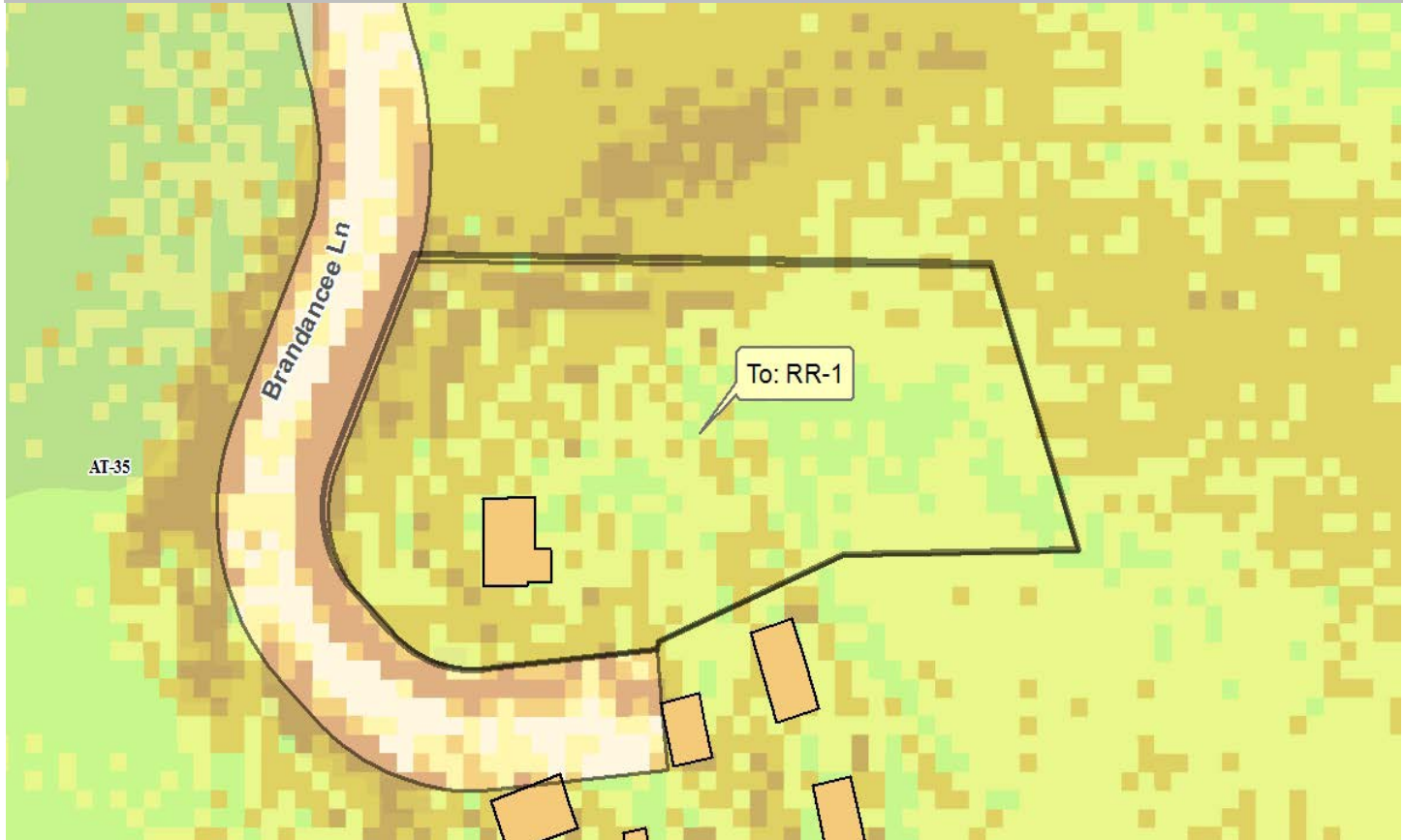


Staff Report  Zoning and Land Regulation Committee	<i>Public Hearing:</i> May 12, 2020		Petition 11537
	<i>Zoning Amendment Requested:</i> AT-35 (Agriculture Transition) District TO RR-1 (Rural Residential, 1 to 2 acres) District		<i>Town/Section:</i> VERONA, Section 19
	<i>Size:</i> 1.72 Acres	<i>Survey Required:</i> Yes	<i>Applicant:</i> BRENT K DARLEY
	<i>Reason for the request:</i> ZONING COMPLIANCE FOR EXISTING RESIDENCE		<i>Address:</i> 2206 BRANDANCEE LN



DESCRIPTION: Landowner wishes to rezone 1.72 acres from the AT-35 zoning district to the RR-1 zoning district to bring an existing metes and bounds parcel, with an existing home, into zoning and land division compliance.

OBSERVATIONS: The proposed lot complies with the minimum requirements of the county zoning and land division ordinances. No new development is proposed.

TOWN PLAN: The property falls within a Rural Residential 2-4-Acre planning area under the *Town of Verona / Dane County Comprehensive Plan*. Residential development is permitted at a maximum density of one unit per two acres. Allowances are made for existing parcels.

RESOURCE PROTECTION: A perennial stream flows from north to south within 300 feet of the proposed RR-1 lot. Depending on the location of any new construction, shoreland zoning standards may apply. No conflicts with environmental objectives anticipated.

STAFF: Recommend approval with no conditions.

TOWN: The Town Board approved the petition with no conditions.