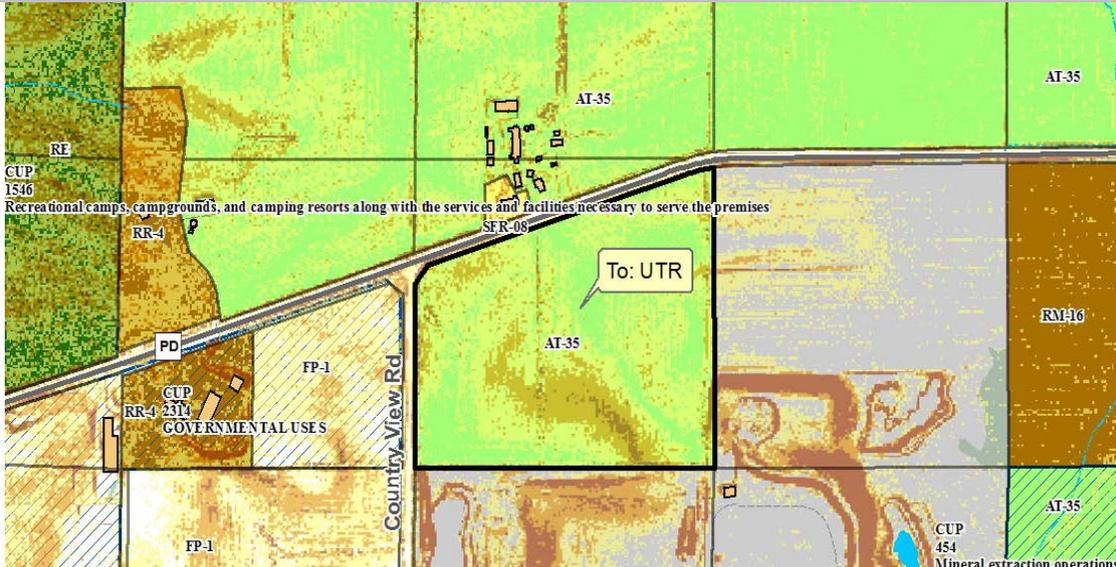


Staff Report  Zoning and Land Regulation Committee	<i>Public Hearing:</i> February 23, 2021		Petition 11649
	<i>Zoning Amendment Requested:</i> AT-35 Agriculture Transition District TO UTR Utility, Transportation and ROW District		<i>Town/Section:</i> VERONA, Section 8
	<i>Size:</i> 31.53 Acres	<i>Survey Required:</i> Yes	<i>Applicant</i> SCHWENN REV LIVING TR, MARVIN O & DIXIE L
	<i>Reason for the request:</i> Establish a parcel that conforms to the zoning ordinance to facilitate the sale of the parcel		<i>Address:</i> SOUTH OF 7562 COUNTY HWY PD



DESCRIPTION: Landowner wishes to rezone a 31.53-acre parcel of land from the AT-35 (Agriculture Transition) zoning district to the UTR (Utility, Transportation and Right-of-Way) zoning district. This will bring the parcel into zoning compliance and allow for a sale to a neighboring property owner.

OBSERVATIONS: This parcel is part of 159 acres owned by Schwenn Revocable Trust that spans the north and south side of County Highway PD. Once the subject parcel is separated from adjoining ownership, it will no longer meet the minimum lot size of the AT-35 zoning district, so must be rezoned. The property is intended to remain in agricultural use. The property is bordered by lands within the City of Verona that are owned by the Epic Systems Corporation.

TOWN PLAN: The property is in a Transitional Agriculture category under the *Town of Verona / Dane County Comprehensive Plan*. This category is intended to keep lands in uses compatible with agricultural and other surrounding rural uses until such time the land is appropriate for development.

DANE COUNTY HIGHWAY: County Highway PD is a controlled access highway. No new accesses will be permitted to CTH PD. A highway access permit is required for any changes in use to an existing driveway.

RESOURCE PROTECTION: Small areas of steep slopes occur on the southern portion of the parcel. No impacts anticipated.

STAFF: The proposal meets the dimensional standards of the zoning district and appears to be consistent with the Town Comprehensive Plan policies.

TOWN: The Town Board approved the petition conditioned upon a deed restriction being placed on the property limiting the land uses to the current agricultural use.

Questions? Contact Roger Lane at lane.roger@countyofdane.com