



# Staff Report

Zoning and Land Regulation  
Committee

Public Hearing: **August 28, 2018**

Zoning Amendment:  
**R-2 Residence District to R-3A  
Residence District**

Acres: 0.498  
Survey Req. Yes

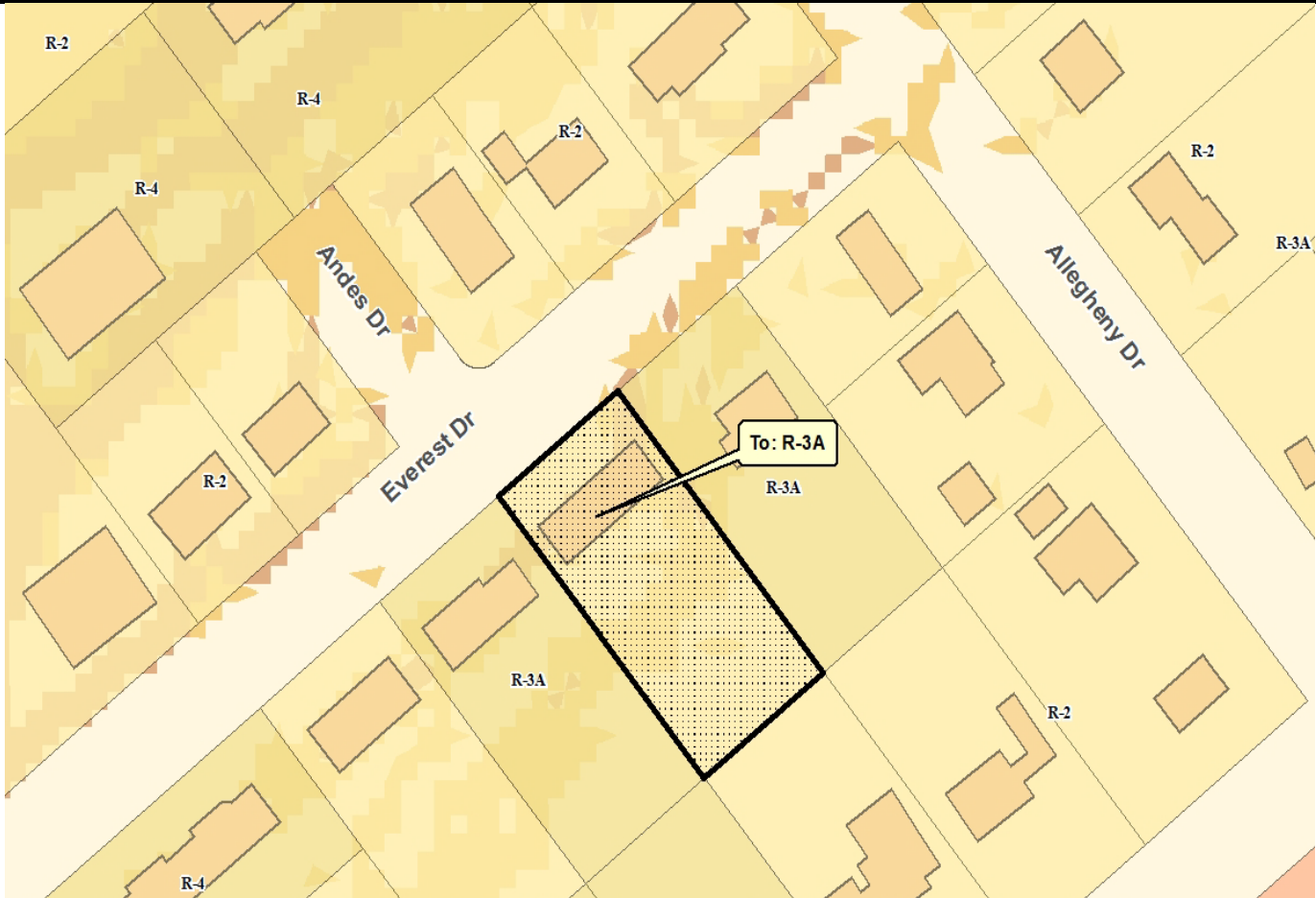
Reason:  
**Zoning compliance for residential  
use (duplex)**

Petition: **Petition 11330**

Town/sect:  
**Verona, Section 12**

Applicant  
**Wis-Properties, LLC**

Location:  
**6383 Everest Drive**



**DESCRIPTION:** The landowner would like to rezone an existing half-acre lot from the R-2 zoning district to the R-3A zoning district to bring the existing duplex into zoning compliance.

**OBSERVATIONS:** Based on aerial photography and submitted information, it is not possible to tell whether or not the existing two-family home on the property meets required side yard setbacks. The Zoning Division has requested either a location survey or a detailed and scaled site plan to verify.

**TOWN PLAN:** The property is within an Urban Residential area under the adopted *Town of Verona / Dane County Comprehensive Plan*. Residential development is supported up to a density of six units per acre.

**RESOURCE PROTECTION:** There are no mapped resource protection corridors on the property.

**STAFF:** The proposal meets the dimensional standards of the proposed zoning district and appears to meet the town comprehensive plan policies.

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