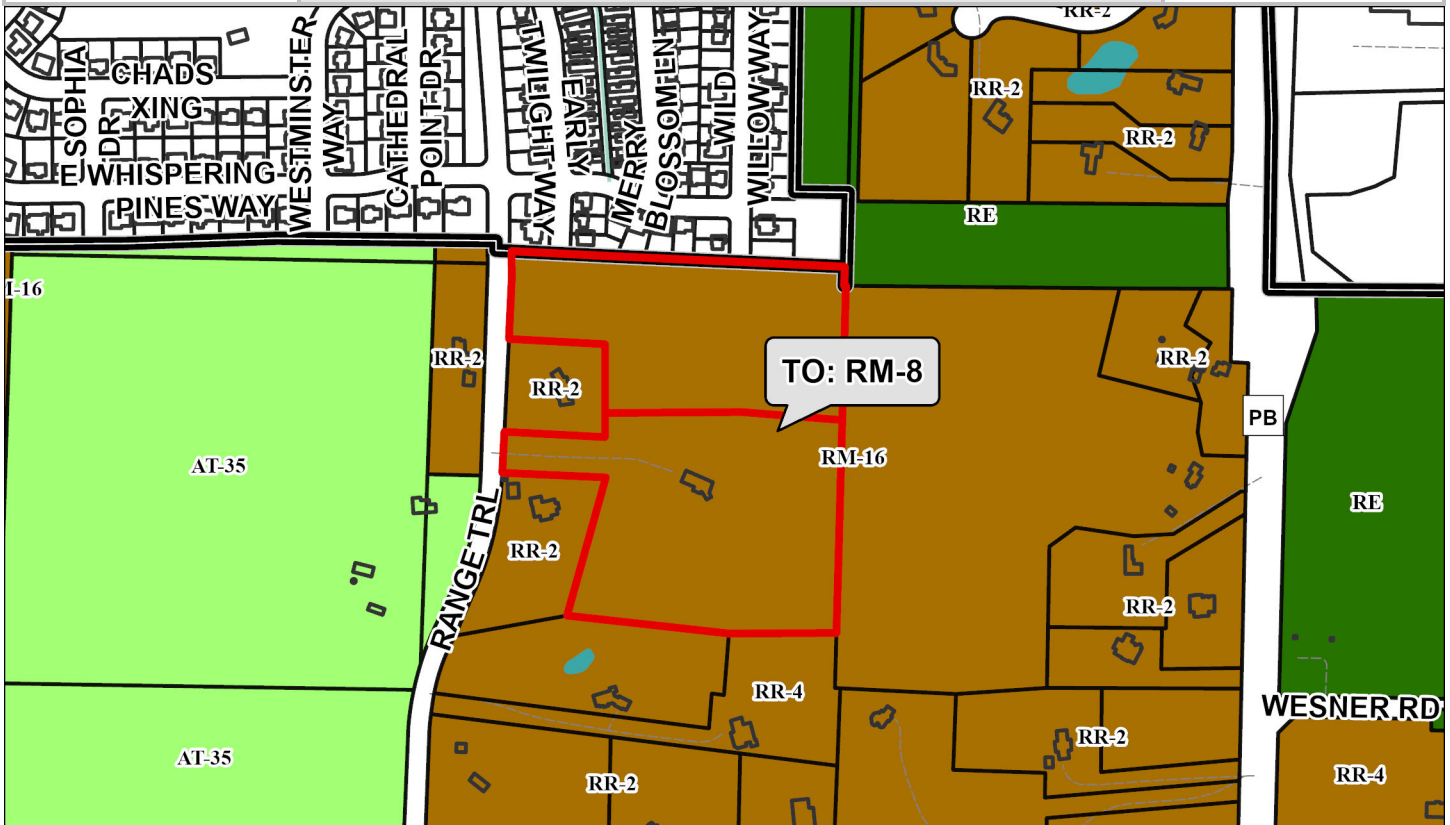


Staff Report
**Zoning & Land
Regulation
Committee**
Public Hearing: **May 5, 2026**
Zoning Amendment Requested:
RM-16 Rural Mixed-Use District TO RM-8 Rural Mixed-Use District
Size: **23.2 Acres**
Survey Required: **Yes**
Reason for the request:
DIVIDE EXISTING LOT TO CREATE ONE NEW RESIDENTIAL LOT
Petition 12257
Town, Section:
VERONA, Section 26
Applicant:
**JACOBS TR,
MARGARET J**
Address:
2000 RANGE TRAIL


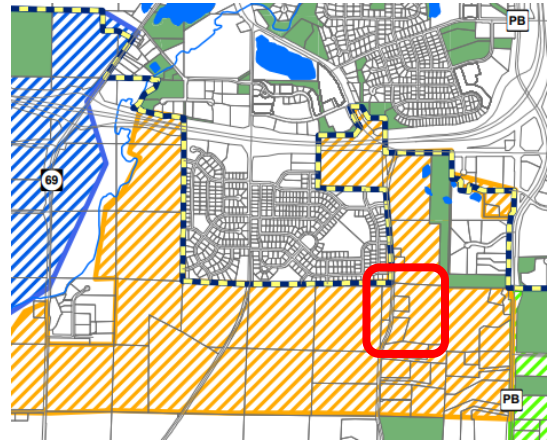
DESCRIPTION: Landowner Margaret Jacobs proposes to split an existing 23-acre residential RM-16 lot into two 8-acre lots with RM-8 zoning. The proposal would create one new buildable lot which would be sold to Michael and Lisa Jensen (see accepted offer to purchase included with petition).

OBSERVATIONS: The proposed lot configuration meets county ordinance requirements. The property was deed restricted in 2002 as part of a rezone petition that created the two lots immediately to the south. Recorded restriction document #3617708 specifies that “no further subdivision will be allowed without a plat showing driveway access on to Range Trail.” The lots proposed with this petition would have access directly onto Range Trail. If this petition is approved, the current restriction would terminate upon rezoning of the property.

The property abuts an existing subdivision in the City of Verona to the north (the Woods at Cathedral Point). That neighborhood contains platted lots and two public roads extended to the edge of this property. Leaving road stubs is typically done to enable the future extension of roads as additional lands are developed, a good practice in orderly development.

COMPREHENSIVE PLAN: This petition is in the town’s Rural Residential (2-4 acres) planning area and is subject to the land use policies related to that designation. The existing parcel is 16 acres and is being divided within the intention of creating properties of 9.5 and 13.6 acres in size. This proposal is consistent with the town goals, objectives of policies related to residential property. It appears the planned future land use designation would allow additional lots to be created here in the future.

In addition, the property is in Area B of the Town and City of Verona extraterritorial jurisdiction (ETJ) Agreements and is subject to Joint Planning Committee review and approval. After consideration at the Town and City of Verona Joint Planning Committee, the proposal was recommended for denial for conflicting with City South Area plans. To the right is an excerpt from the City of Verona Future Planning Areas map. The full map showing future land use planning area designations can be found here: [Map-8-5-City-Future-Urban-Growth-Areas-PDF](#)



For questions about the relevant plans, contact Senior Planner Bridgit Van Belleghem at (608) 225-2043 or VanBelleghem.Bridgit@danecounty.gov.

RESOURCE PROTECTION: No sensitive environmental resources exist within 300 feet of the subject property.

TOWN ACTION: Town Board recommends approval conditioned on approval of the Joint City/Town Planning Committee (if required).

STAFF RECOMMENDATION: As noted above, the proposal is consistent with Town policies with respect to land use and siting for residential development. However, the proposal is adjacent to the City of Verona and is subject to the City of Verona ETJ. The Town/City Joint Planning Committee denied the proposal and has requested denial by the ZLR. In addition, the County Comprehensive Plan contains smart growth goals and objectives, which include (1) promoting the efficient use of land for housing, (2) promoting an adequate supply of land to meet existing and future needs for housing, and (3) facilitating and encouraging intergovernmental cooperation and communication between all levels of government on land use decisions.

Staff recommends denial of rezone petition 12257 for the following reasons:

1. The proposal is subject to review by the City of Verona under its extraterritorial jurisdiction under the 2016 *City of Verona and Town of Verona Intergovernmental Agreement*, which identifies the subject property as being within a City-Town Interest Area, an area of potential future City growth.
2. The proposal has been recommended for denial by the City of Verona Town of Verona Joint Planning Committee.

Please contact Rachel Holloway at (608) 266-9084 or holloway.rachel@danecounty.gov if you have questions about this petition or staff report.