

Planning Report

City of Verona/Town of Verona

1997 County Highway PB Certified Survey Map/Rezone

Summary: The applicant has submitted a Certified Survey Map (CSM) to create three (3) lots at 1997 County Highway PB. The proposed CSM is located in the Town of Verona and would allow for the construction of two (2) new single-family homes.

Property Location: 1997 County Highway PD – Town of Verona

Property Owner: Brandon Getchel
1997 County Highway PB
Verona, WI 53593

Applicant: Same

Location Map



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The applicant is proposing to create three (3) lots by splitting an existing residential lot. The existing lot (Lot 1) would become 2.54 acres. Lot 2 will be 2.76 acres and Lot 3 will be 2.00 acres. Lot 1 will contain an existing single-family home, while Lots 2 and 3 will allow for the construction of two (2) additional single-family homes. The proposed land division requires review and approval by the Town of Verona, City of Verona, and Dane County.

The property is located 0.12-miles from the City of Verona limits and is located within area "B" of the City/Town Boundary Agreement and is considered a joint City-Town interest area. Per the adopted boundary agreement, the following standards shall be applied to land divisions in Area "B":

- *The property owner and/or developer shall prepare and submit a conceptual development plan for the relevant area within which the CSM, plat or development is proposed. A finding shall be made by the City that the CSM, plat, or development is consistent with the City's adopted Comprehensive Plan, or can be made consistent with the addition of appropriate conditions. The City may waive the conceptual development plan requirement, at its sole discretion, based on the size and scope of the proposal.*
- *Parcels must be designed in such a manner that future land divisions may be possible relative to creating additional residential building site(s), unless this requirement is waived and/or modified by the City.*
- *The CSM, plat, or development must be served by a publicly dedicated road built in accordance with the City's Subdivision Regulations, unless said requirement is waived or modified by the City.*

City of Verona Review/Recommendation:

The proposed land division and rezoning are not located within a City planning area, but abuts lands that have been planned for the Southeast Neighborhood. The proposed future City land use for lands east are identified as a preservation area for Dane County Parks and the Ice Age Trail. City Planning Staff finds the request to rezone the property to a more intensive County residential classification is appropriate for potential City land uses north and west of this property.

The proposed land division would create three (3) parcels that would be served by an existing shared driveway from County Highway PB. Staff has no concerns with the lot configuration as the proposed lots will allow for the construction of single-family homes. Staff has expressed concerns about the shared driveway to the property as the City has a history of long-term issues and concerns with private roads/driveways. However, Staff doesn't anticipate this parcel being annexed to the City and the shared driveway will remain in the Town. While City planning documents do not provide development plans for lands to the north, City Staff anticipates future City development occurring to the north as those lands could potentially be served by City services. Lands for the proposed CSM would be extremely difficult to serve with City infrastructure. City Staff did advise Town Staff that these parcels could be served in the future from a public

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roadway to the north and a condition of approval requires the owners to acknowledge this potential.

City Staff has no outstanding concerns with the CSM and is comfortable waiving the requirements as outlined in the boundary agreement as the properties will remain in the Town of Verona for the foreseeable future. The proposed CSM will not interfere with any potential City growth in this area.

The Joint City of Verona/Town of Verona approved the rezoning and CSM on 4/26/17 with the following conditions:

- A notation shall be added to the CSM acknowledging that the access point could be changed in the future.
- A joint driveway agreement shall be drafted, and reviewed and approved by the Town prior to the agreement being recorded concurrently with the CSM.

Town of Verona Review/Recommendation:

The subject parcel is in an area designated for “rural residential” development in the Town of Verona 2006 Comprehensive Plan. The plan indicates that the default density for planned rural residential areas shall be one unit per two acres. The Town is currently developing a new comprehensive plan and the area remains identified for residential development although no density standard has been drafted at this time.

The existing lot is currently zoned RH 2 (Rural Homes) and B1 (Business). RH2 has a minimum lot area of four (4) acres. The applicant is proposing to remove the B1 zoning and rezone to RH1 which allows for two (2) acre lots. Surrounding zoning is primary made up of RH2 and RH4 districts.

The Town supports the shared driveway because it allows lots to be developed without additional access points on to County Highway PB. The applicant has reached out to Dane County Highways and Public Works for approval. In the future, as mentioned above, the City of Verona could add an intersection with County Highway PB and at that time the property owners, City, Town, and County would work on a design that potentially accommodates access on to a new City road. Before building permits are issued for any new homes, a Town driveway permit would be issued. At that time detailed driveway plans would be submitted and reviewed by the Verona Fire Department.

The Town Plan Commission approved the rezoning and a preliminary CSM on 3/30/2017. The Town Board approved the rezoning and preliminary CSM on 5/2/2017 with the same conditions placed on the application by the Joint City/Town Planning Committee on 4/26/2017. The Town recommends approval by Dane County.