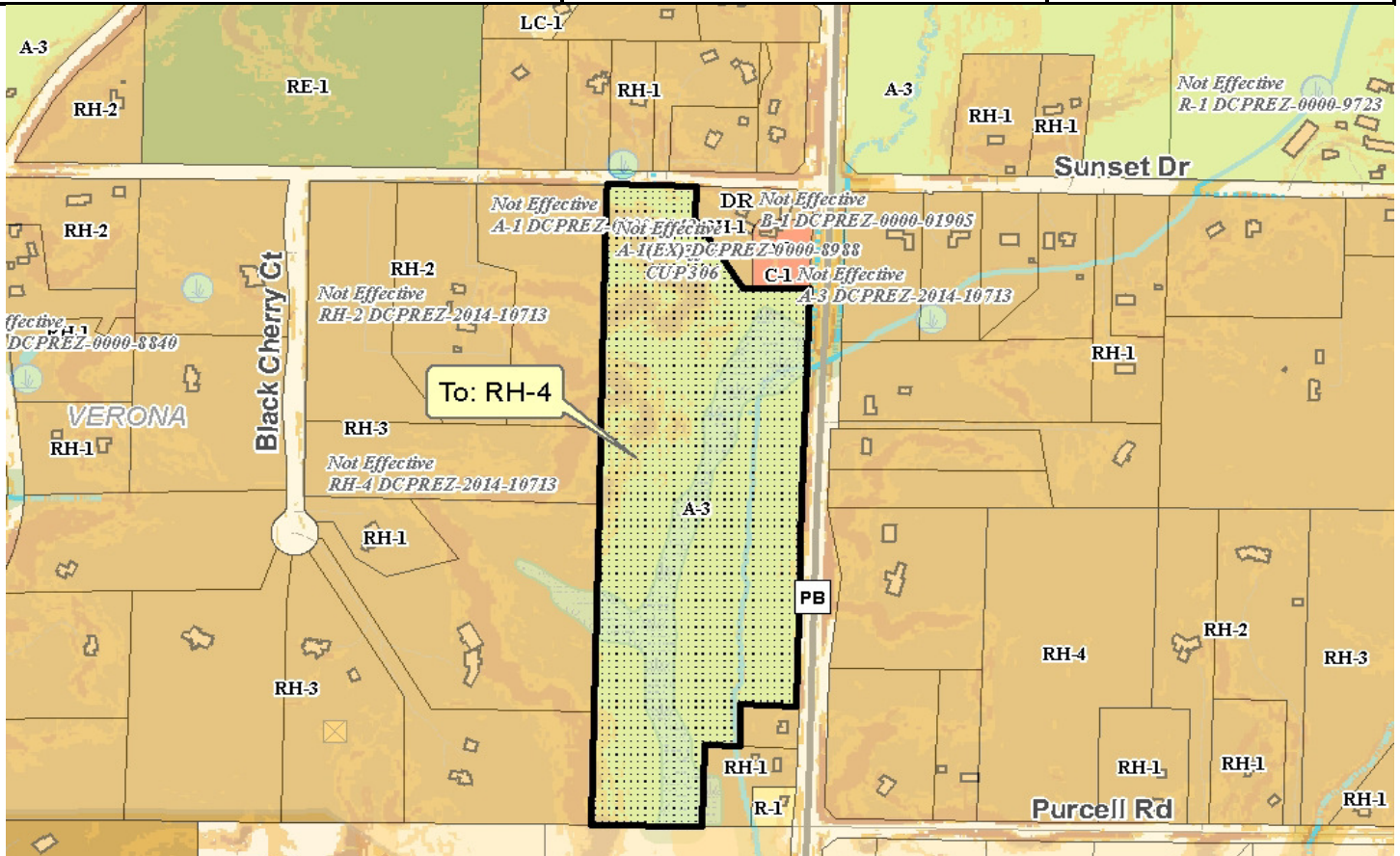




Staff Report

Public Hearing: August 23, 2016	Petition: Rezone 11022
Zoning Amendment: A-3 Agriculture District to RH-4 Rural Homes District	Town/sect: Verona Section 35
Acres: 39.4 Survey Req. No	Applicant Rego Farm LLC
Reason: Creating one residential one	Location: West of 1716 County Highway PB

Zoning and Land Regulation Committee



DESCRIPTION: Dan McGrath, prospective owner, would like to rezone the property in order to construct a single-family residence.

OBSERVATIONS: Portions of the land are currently being cropped. There is an unnamed perennial stream that bisects the property. Wetlands are present in the middle of the property. Majority of the property has a high-water table (3 to 8 feet below the surface) except for the northwest corner of the property fronting Sunset Drive. 50% of the property consists of Class II soils. The Old' Duffers Pub (tavern) is to the east of the property.

TOWN PLAN: The property is located in the Rural Residential Development Area. The Town plan allows for one house per 2 acres of land. The home siting standards noted in the Town Plan requires wetlands to be delineated.

DANE COUNTY HIGHWAY: Direct access to County Highway PB is prohibited.

RESOURCE PROTECTION: The area within 75 feet of the stream and the wetland areas are part of the resource protection area.

STAFF: The proposal meets the dimensional standards of the zoning district. The proposed home site appears to meet the siting requirements found within the Town Comprehensive Plan.

TOWN: Approved conditioned upon future development using the same access onto Sunset Drive.