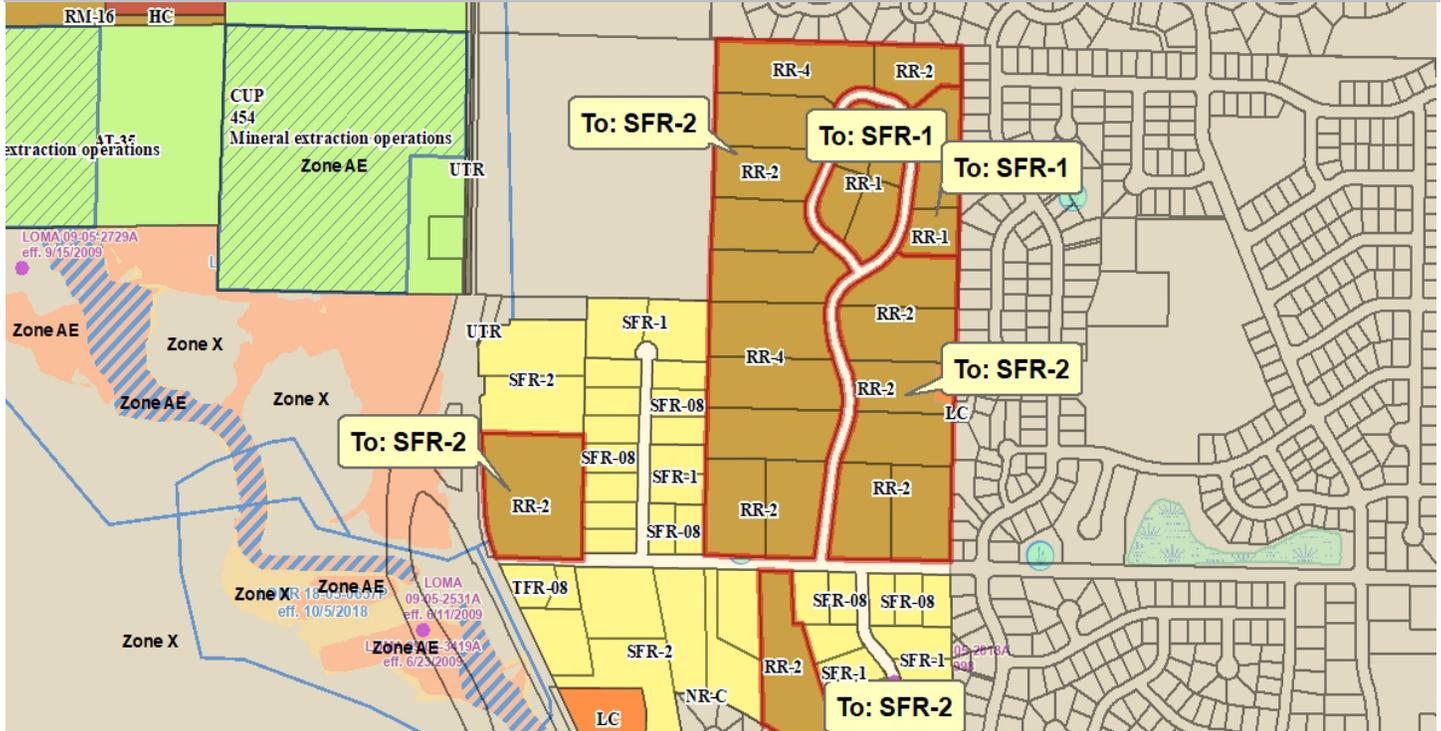


<b>Staff Report</b>    <b>Zoning and Land Regulation Committee</b>	<b>Public Hearing: December 28, 2021</b>	<b>Petition 11772</b>
	<b>Zoning Amendment Requested:</b> <b>RR-1 Rural Residential District TO SFR-1 Single Family Residential District</b>	<b>Town/Section:</b> <b>VERONA, Section 8</b>
	<b>Size: 86.5 Acres</b>	<b>Survey Required. No</b>
	<b>Reason for the request:</b> <b>TOWN INITIATED BLANKET REZONE OF VARIOUS PROPERTIES. WILL BETTER ACCOMMODATE EXISTING LAND USES AND PROVIDE MORE CONSISTENCY AMONGST SURROUNDING NEIGHBORHOOD.</b>	
		<b>Applicant:</b> <b>TOWN OF VERONA</b>
		<b>Address:</b> <b>VARIOUS</b>



**DESCRIPTION:** Cross Country Estates consists of 24 existing, metes-and-bounds residential parcels, ranging in size from 1.3 acres to 5.3 acres in size, currently in the RR-1 and RR-2 zoning districts. The Town of Verona wishes to rezone these 24 parcels to the SFR-1 and SFR-2 zoning districts for better consistency with surrounding land uses, and to limit animal/livestock use (such as roosters) incompatible with a predominately residential area.

**OBSERVATIONS:** Existing recorded covenants in favor of the Cross Country Estates Neighborhood Association would prevent any further division of any parcels. The property is surrounded by single-family residential development in other developments within the town and within the adjacent City of Verona.

**TOWN PLAN:** The current town/county plan identifies this area as suitable for rural residential development at a density of one unit per 4 to 8 acres. Exceptions are made for existing development that predates the adoption of the town/county plan. The Town of Verona Board is considering amendments to the comprehensive plan to more specifically limit uses in this area to single-family residential use, as part of its five-year review of the plan in 2023.

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

**STAFF:** Recommend approval with no conditions.

**TOWN:** The Town of Verona Board has recommended approval, with no conditions.

**DECEMBER 28<sup>th</sup> ZLR MEETING:** The petition was postponed due to public opposition. Erik Bluemner spoke at the meeting. He stated that he just purchased the property and would retain the existing zoning due to the agricultural land uses options it provides.

**STAFF UPDATE:** County Staff contacted the Town Administrator to discuss the Mr. Bluemner concerns. The Town had sent letters to all of the affected landowners and had several meetings with regards to this zoning change. The majority of the landowners in the area were supportive of the change or had no issues with the change. There have been previous disputes in the neighborhood regarding livestock. The Town of Verona still supports the zoning change. Staff recommends approval with no conditions.

*Questions? Contact Brian Standing at [standing@countyofdane.com](mailto:standing@countyofdane.com)*

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