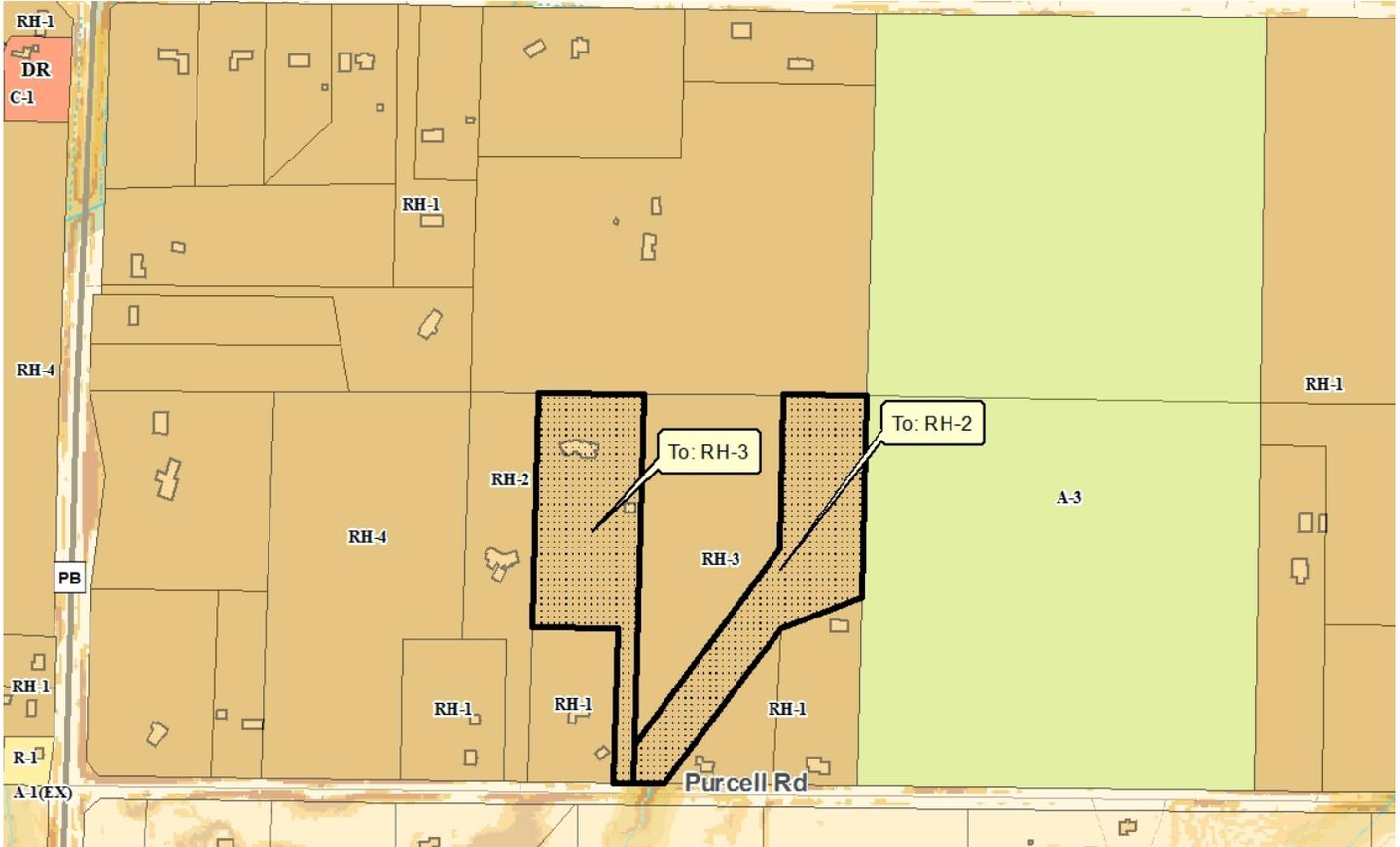




Staff Report

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| <i>Public Hearing:</i> November 28, 2017 | <i>Petition:</i> Petition 11216 |
| <i>Zoning Amendment:</i> RH-2 Rural Homes District TO RH-3 Rural Homes District, RH-3 Rural Homes District TO RH-2 Rural Homes District | <i>Town/sect:</i> VERONA, Section 35 |
| <i>Acres:</i> 7.073, 7.06 <i>Survey Req.:</i> Yes | <i>Applicant:</i> BRUCE HOLOUBEK |
| <i>Reason:</i> Shifting of property lines between adjacent land owners | <i>Location:</i> 6636 PURCELL ROAD |

Zoning and Land Regulation Committee



DESCRIPTION: Landowner owns two adjacent CSM lots (CSM 7716, Lots 2 & 4) and would like to adjust the property boundaries between them, reducing the size of the eastern lot, while expanding the size of the western lot. The proposed zoning change would conform the new lot sizes to the minimum lot size in each district.

OBSERVATIONS: The proposed new lot configuration would meet the minimum lot sizes for proposed zoning districts and would retain at least 66 feet of frontage onto Purcell Road for each lot. This property falls within the City of Fitchburg's extraterritorial plat review jurisdiction.

TOWN PLAN: The property is within a Rural Development Area in the *Town of Verona / Dane County Comprehensive Plan*. Within such areas, the plan allows single-family residential development at a density up to one unit per two acres.

RESOURCE PROTECTION: An unnamed intermittent stream corridor, with associated floodplains, crosses the western portion of proposed Lot 1 on the draft CSM. There appears to be adequate dryland road frontage to access each lot without impacting this stream corridor. Shoreland zoning and erosion control standards will apply.

STAFF: Recommend approval with no conditions.

TOWN: On 11/4/2017, the Town of Verona Board of Supervisors voted 5-0 to recommend approval of Petition 11216, with no conditions.