
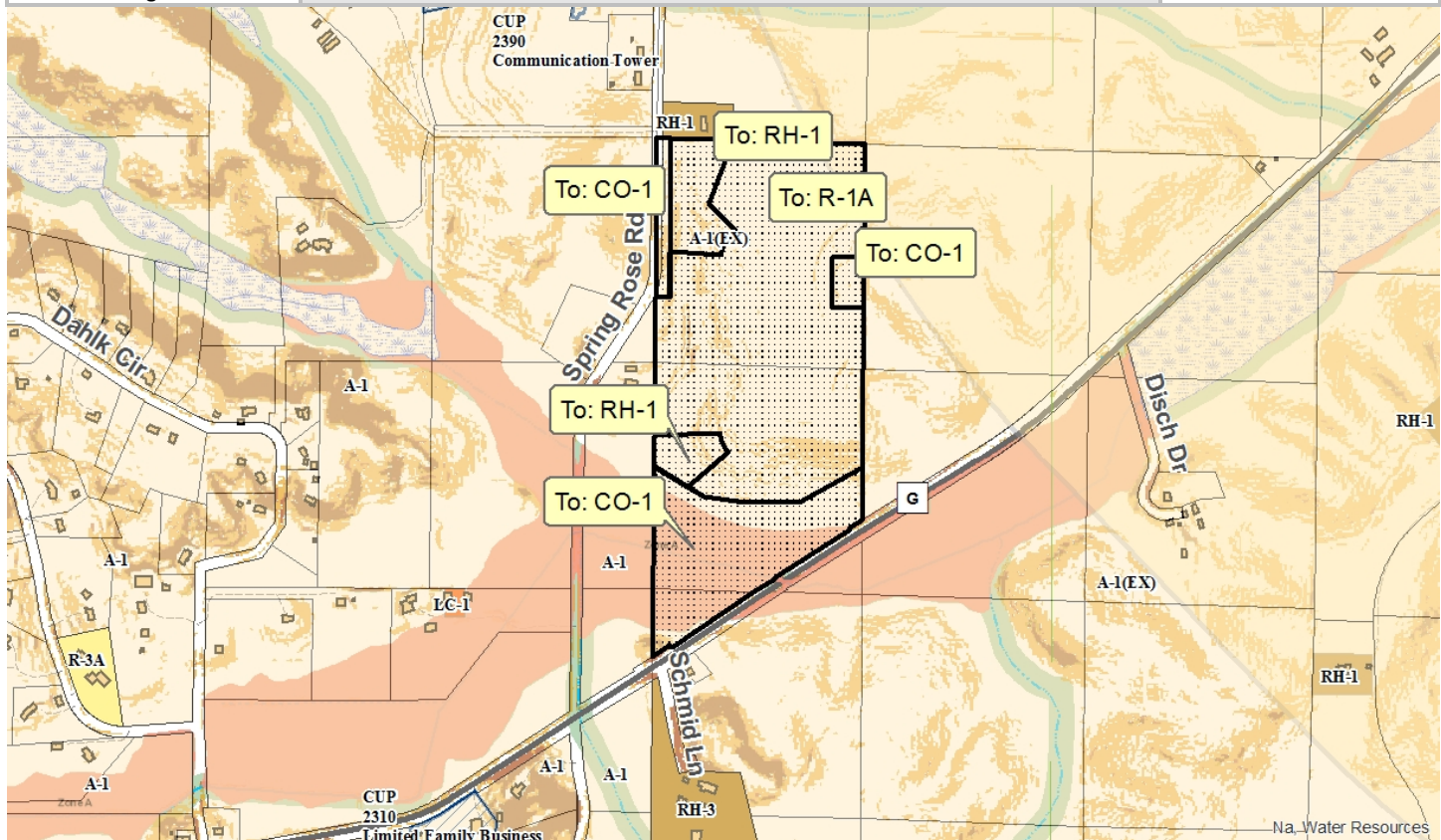


Staff Report  Zoning and Land Regulation Committee Questions? Contact: Brian Standing – 267-4115	Public Hearing: May 28, 2019	Petition 11416
	<u>Zoning Amendment Requested:</u> A-1EX Agriculture District TO R-1A Residence District, RH-1 Rural Homes District, and CO-1 Conservancy District	<u>Town/Section:</u> VERONA, Section 30
	<u>Size:</u> 48.16, 6.98, 19.40 Acres	<u>Applicant</u> ZURBUCHEN LIVING TR, MARILYN S
	<u>Reason for the request:</u> 27 residential lots	<u>Address:</u> LANDS EAST OF 2216 SPRING ROSE ROAD



DESCRIPTION: Landowner would like to rezone a total of 74.54 acres from the A-1(ex) zoning district, including 48.16 acres to the R-1A zoning district, 6.98 acres to the RH-1 zoning district and 19.40 acres to the CO-1 zoning district. This will allow for a 27-lot residential subdivision, with lots ranging from 1.66 acres to 4.75 acres. Four outlots are also included in the plat, all of which are proposed to be zoned CO-1.

OBSERVATIONS: By the time the subdivision plat for this development is finalized, the Town of Verona will likely be under the new county zoning ordinance. Care should be taken when selecting the new zoning districts for each lot to make sure town/county plan standards are met.

TOWN PLAN: Property is within a Rural Residential 2-4 Acre planning area in the *Town of Verona / Dane County Comprehensive Plan*. Residential density is capped at a maximum of one unit per two acres. Lot-size averaging is permitted. Excluding the proposed CO-1 zoned lots, the developable area of the site is 55.2 acres. Under the town/county plan, this would yield a maximum development potential of 27.6 lots.

RESOURCE PROTECTION: A perennial tributary of the Sugar River, along with associated floodplain and wetlands, crosses the southern portion of the property. These areas are proposed to be zoned CO-1.

STAFF: The proposal as submitted appears reasonably consistent with the town/county comprehensive plan. The Town of Verona Board should indicate how they would prefer zoning districts to be assigned once the new county zoning ordinance takes effect. The Town should select between one of the following options:

1. R-1a zoned lots become RR-1; RH-1 lots become RR-2; CO-1 lots become NR-C. *(Note that the town/county plan expresses a preference for Rural Residential zoning in this area. However, RR zoning would allow for livestock and other large animals, which may or may not be appropriate in a residential subdivision.)*
2. R-1a zoned lots become SFR-1; RH-1 lots become SFR-2; CO-1 lots become NR-C. *(Single Family Residential zoning might be more consistent with landowner expectations for permitted uses within a residential subdivision.)*

Detailed conditions related to the subdivision plat will be included in a separate analysis.

Questions? Contact Brian Standing (608) 267-4115; standing@countyofdane.com

TOWN: The Town Board recommended approval of the petition with the following conditions:

1. The developer shall enter into a developer's agreement with the Town of Verona for the improvements required for the development. The agreement shall be approved by the Town Board.
2. The zoning boundary is limited to the creation of 31 lots (27 residential lots, all equal to or greater than 1.5 acres, and 4 conservation outlots). The road layout for the subdivision shall conform to the concept plan dated April 3, 2019. All storm water detention ponds shall be on outlots. Any revisions or alterations of the plan shall be subject to review by the Town of Verona Plan Commission.
3. A wetland delineation being conducted and the report submitted to the Town and the County prior to the preliminary plat.
4. A preliminary storm water management plan shall be prepared and submitted to the Town prior to the preliminary plat.
5. The roadway engineering plans shall be prepared and approved by the Town. Each cul-de-sac shall have an engineered circle with an appropriate radius and lots shall not include easements for cul-de-sac construction.
6. A declaration of neighborhood covenants shall be prepared and approved by the Town which includes architecture design features for homes and accessory buildings and landscaping requirements for residential lots. Landscaping plans for the berm along Spring Road shall be submitted as part of the covenant document.
7. A financial agreement shall be prepared and approved by the Town of Verona for maintenance of the outlots which include storm water features.
8. A subdivision plat shall be recorded with the Register or Deeds.

May 28th ZLR Committee Meeting: The Committee postponed action due to public opposition. The neighboring property owner expressed concerns regarding the loss of agricultural lands and the development causing increased flooding due to runoff.

STAFF UPDATE: See attached memo.

June 20th County Board Meeting: The County Board referred this petition back to the ZLR Committee due to County Highway concerns that were not addressed. The Staff Report did not contain the County Highway concerns when the Committee made its recommendation to the County Board.

DANE COUNTY HIGHWAY DEPARTMENT: The Highway Department has expressed a concern that the development will have an impact on the County Highway G and Spring Road intersection which is located at the southwest corner of the property. The intersection would need to be upgraded to a Type B intersection with a right turn lane and associated curb, gutter, and tapers. The current highway design is inadequate to serve the proposed development and improvements will be necessary to provide a safe intersection.

STAFF UPDATE: To address the County Highway's concerns, County Staff suggest the following options:

1. Postpone action on the rezoning petition until such time as the intersection is improved.
2. Place a condition on the rezoning petition which would require the developer to enter into a contract with the Dane County Highway Department for the necessary improvements need for the intersection of County Highway G and Spring Rose Road. The contract shall be in place prior to the zoning becoming effective. The improvements shall be installed within 2 years of the recording of the subdivision plat.



County Executive
Joe Parisi

DANE COUNTY DEPARTMENT of PUBLIC WORKS, HIGHWAY and TRANSPORTATION

2302 Fish Hatchery Road • Madison, Wisconsin 53713-2495
Phone: (608) 266-4261 • FAX: (608) 266-4269

Commissioner / Director
Gerald J. Mandli

TO: Dane County Zoning and Natural Resources Committee

FROM: Pamela J. Dunphy, P.E., Assistant Commissioner

DATE: May 7, 2018

SUBJECT: May 28, 2018 - Public Hearing

Petition 11413. Estimate increase of 10 trips per day.

Petition 11414. CTH KP is not a controlled access highway. Any change of use or new points of access will required a permit. Joint use access will be required where possible. No significant increase of traffic expected due to rezone.

Petition 11415. Estimate increase of 40 trips per day.

Petition 11416. Estimate increase of 270 trips per day. Additional traffic will impact the intersection of CTH G and Spring Rose Road. Applicant required to upgrade intersection of Spring Rose Road and CTH B to a Type B2 intersection with a right turn lane, curb and gutter and tapers.

Petition 11417. Estimate increase of 10 trips per day.

Petition 11418. Not enough information provided to estimate traffic volumes.

Petition 11419. Not enough information provided to estimate traffic volumes.

Petition 11420. Not enough information provided to estimate traffic volumes.

Petition 11421. CTH A is not a controlled access highway. Any change of use or new points of access will required a permit. Joint use access will be required where possible. No significant increase of traffic expected due to rezone.

C.U.P. 2466. Not enough information provided to estimate traffic volumes.

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