



DANE COUNTY PLANNING & DEVELOPMENT

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MEMORANDUM

TO: Daniel Everson, Assistant Zoning Administrator

FROM: Brian Standing, Senior Planner

DATE: February 4, 2020

RE: Proposed CSM and Land Division Waiver (Temkin, Town of Verona)

You recently asked for an analysis of whether this proposed 2-lot CSM and waiver from normal road frontage requirements was consistent with the *Town of Verona / Dane County Comprehensive Plan* and with general planning principles.

This property is within a "Rural Residential 2-4 Acre" planning area in the adopted comprehensive plan. Residential development is permitted, up to a maximum density of one unit per 2 acres. The *Town of Verona / Dane County Comprehensive Plan* does express a preference for shared driveways where possible. However, the adopted plan does not specifically allow for exceptions of road frontage requirements for land divisions, as described in s. 75.19(8)(b), Dane County Code. In this particular case, given the layout of the existing Rural Residential zoning parcel and the surrounding lands, an exception would not seem to meet the stated purpose of "promoting the clustering of residential lots, preservation of farmland, and efficient use of land" described in s. 75.19(8). As a matter of planning practice, an exception from the road frontage requirement would seem unjustified.

I hope this meets your needs. Please let me know if I can be of further assistance.