


Staff Report  Zoning and Land Regulation Committee	Public Hearing: February 23, 2021	Petition 11654	
	Zoning Amendment Requested: UTR Utility, Transportation and ROW District TO RR-2 Rural Residential District, RR-4 Rural Residential District TO RR-2 Rural Residential District		Town/Section: VERONA, Section 26
	Size: 1.6,4.4 Acres	Survey Required. Yes	Applicant AUSTIN A JACOBS
	Reason for the request: Creating one residential lot		Address: 1961 COUNTY HWY PB



DESCRIPTION: Landowner wishes to create two Rural Residential lots, including:

1. *One 3.3-acre lot in the RR-2 zoning district.* This lot would be created by combining an existing, non-conforming 1.6-acre parcel (currently in the UTR zoning district) with 1.7 acres of CSM 1924, Lot 1 (currently in the RR-4 zoning district.)
2. *One 2.7-acre lot in the RR-2 zoning district.* This lot would be created from the balance of CSM 1924, Lot 1 (currently in the RR-4 zoning district).

OBSERVATIONS: The existing 1.6-acre parcel was zoned UTR when new zoning maps were adopted for the Town of Verona, since the history of the parcel could not be verified at the time. Since then, it has been determined that the parcel was created prior to the adoption of the town plan, and so would have qualified for a building site under the old ordinance.

DANE COUNTY HIGHWAY: County Highway PB is a controlled access highway. No new accesses will be permitted to CTH PB. A highway access permit is required for any changes in use to an existing driveway.

TOWN PLAN: The property is in a Rural Residential 4 – 8 Acres planning area in the *Town of Verona / Dane County Comprehensive Plan*. Residential development is supported at a maximum, overall density of one unit per 4 acres, with exceptions for existing parcels.

RESOURCE PROTECTION: There are no mapped resource protection corridors within 300’ of the site.

FEB 23RD ZLR MEETING: The petition was postponed due to no town action.

TOWN: The Town Board approved the petition with no conditions.

STAFF UPDATE: The proposal meets the minimum dimensions of the zoning district and appears to be consistent with the Town Comprehensive Plan policies. Staff recommends approval of the petition with no conditions.