


Staff Report  Zoning and Land Regulation Committee	<i>Public Hearing:</i> April 27, 2021		Petition 11677
	<i>Zoning Amendment Requested:</i> RM-8 Rural Mixed-Use District TO RR-4 Rural Residential District		<i>Town/Section:</i> VERONA, Section 28
	<i>Size:</i> 11.93 Acres	<i>Survey Required:</i> Yes	<i>Applicant:</i> Sharon Edwards
	<i>Reason for the request:</i> Dividing an existing residential lot into two lots		<i>Address:</i> 7222 PINE ROW ROAD



DESCRIPTION: Landowner seeks to rezone an existing 11.9-acre lot in the RM-8 zoning district to the RR-4 zoning district to allow for the division of the lot into two residential lots.

OBSERVATIONS: There is an existing home on the western portion of the lot. The property is within the *City of Verona Urban Service Area*.

TOWN PLAN: The property is within a Plan Area A (City Growth Area) for the City of Verona under the City/Town Intergovernmental Agreement. Within this area, the City of Verona / Town of Verona Joint Planning Committee must approve any land division. The property is also within a Transitional Agriculture area in the *Town of Verona / Dane County Comprehensive Plan*. The plan includes the following language.

The highest default density for planned Transitional Agriculture areas shall be 1 residence per 8 acres, unless the development meets the Town's standards for a conservation subdivision, a land condominium development or a Planned Unit Development, or public water and sewer are available.

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

STAFF: Recommend approval with a deed restriction prohibiting residential development on Lot 2.

TOWN: The Town Board voted to recommend approval with a deed restriction prohibiting development on Lot 2.