
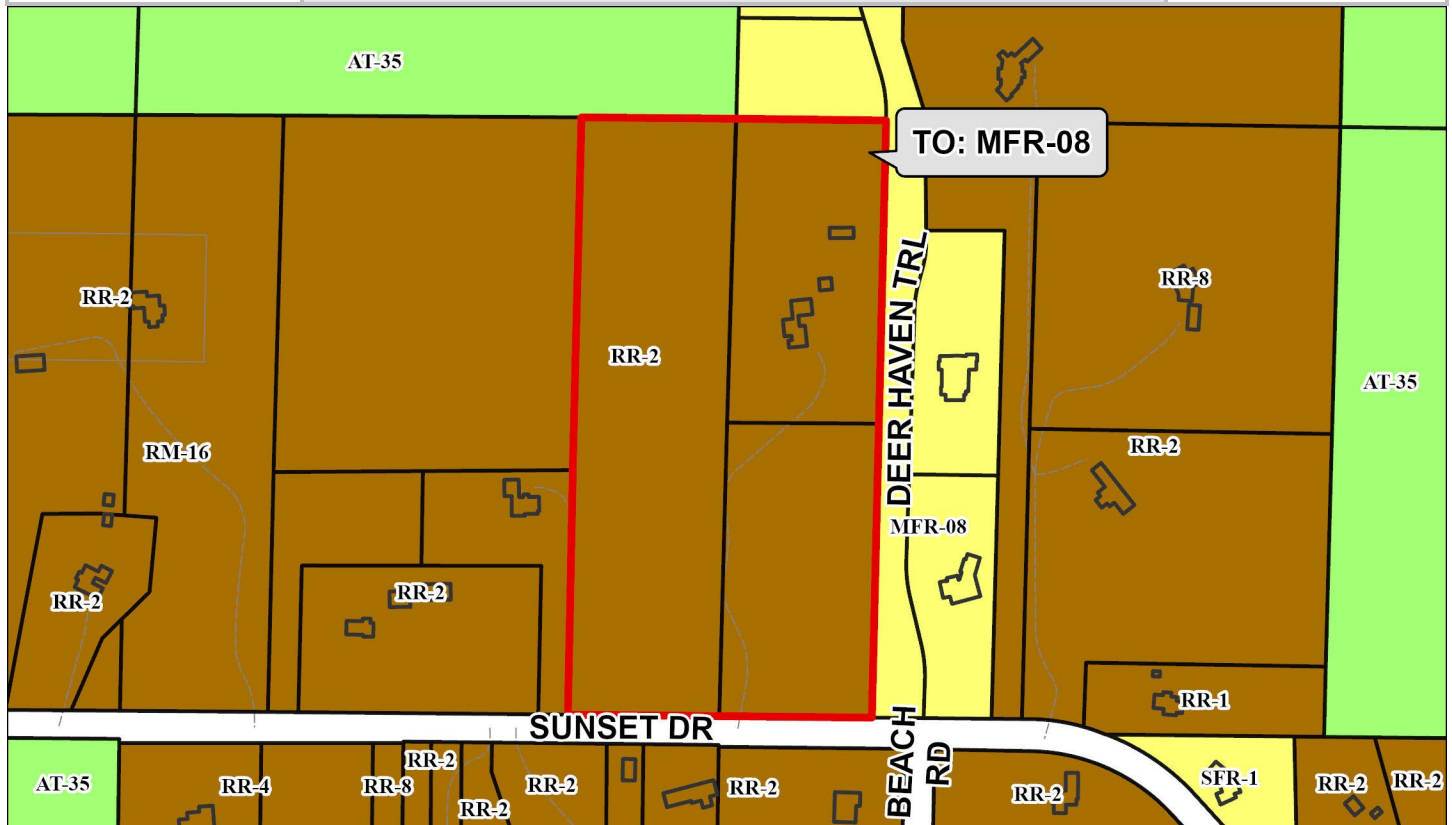


<b>Staff Report</b>    <b>Zoning &amp; Land Regulation Committee</b>	<b>Public Hearing: September 16, 2025</b>		<b>Petition 12196</b>
	<b>Zoning Amendment Requested:</b> <b>RR-2 Rural Residential District TO MFR-08 Multi-Family Residential District</b>		<b>Town, Section:</b> <b>VERONA, Section 36</b>
	<b>Size: 19.4 Acres</b>	<b>Survey Required: No</b>	<b>Applicant:</b> <b>OLSEN TRUST</b>
	<b>Reason for the request:</b> <b>creating a condominium plat for 4 single-family homes</b>		<b>Address:</b> <b>6466 SUNSET DRIVE</b>



**DESCRIPTION:** The landowner proposes to create sites for three additional single-family homes through the use of a condominium plat. The proposed multi-family zoning (MFR) allows for multiple residences on one property. Note that units of a condominium plat are technically not separate lots.

**OBSERVATIONS:** This proposal was previously reviewed under [rezoning petition 11779](#) in 2022. The Town and County approved the petition at that time. Due to the condominium plat not being recorded in a timely manner (condition of zoning), the zoning approval expired. This proposal is the same as the previous one.

The site is immediately west of a similar 16-unit single-family condominium plat which is also under the MFR-08 district. The Town of Verona has been accepting condominium plats for residential development due to the City of Fitchburg's objections to residential subdivisions under their Extra-Territorial Jurisdiction (ETJ) authority. The property is located 4/10ths of a mile from the City of Fitchburg.

**COMPREHENSIVE PLAN:** This residential proposal is in an existing residential area and does not remove land from farmland preservation or other rural use. The intended use mirrors development across the road and is consistent with the character of the area. Proposal subject to siting criteria for condominium plats as proposed in the deed restriction, approved site plan, and the comprehensive plans for the Town and County. For questions about the town plan, contact Senior Planner Bridgit Van Belleghem at (608) 225-2043 or [VanBelleghem.Bridgit@danecounty.gov](mailto:VanBelleghem.Bridgit@danecounty.gov).

**RESOURCE PROTECTION:** An intermittent stream crosses the northernmost portion of the site. There will be ample room on each unit to construct a detached dwelling away from shoreland or other sensitive areas. Land disturbances within 300 feet of the stream will require shoreland erosion control permits.

**TOWN ACTION:** The Town Board recommends approval with the following conditions:

1. A deed restriction shall be recorded on the property with the following language:
  - a. The Condominium Plat is limited to a maximum of 4 units; no unit area being smaller than 3 acres.
  - b. Each unit of the Condominium plat shall be limited to no more than one detached, single family residence.
  - c. All buildings constructed on the property must be within the setback area identified in the condominium plat.
  - d. One common area for the shared driveway will be provided as part of the Condominium Plat.

**STAFF RECOMMENDATION:** Pending any comments at the public hearing, staff recommends approval with the following conditions:

1. A condominium plat shall be recorded with the Register of Deeds. The plat shall be the design as submitted to the Zoning and Land Regulation Committee for Rezone petition #12196.
2. A condominium declaration shall be recorded with the Register of Deeds. The declaration shall be subject to County Staff and Town of Verona approval prior to recording.
3. A deed restriction shall be recorded with the Register of Deeds that:
  - a. The Condominium Plat is limited to a maximum of 4 units; no unit area being smaller than 3 acres.
  - b. Each unit of the Condominium plat shall be limited to no more than one detached, single family residence.
  - c. All buildings constructed on the property must be within the setback area identified in the condominium plat.
  - d. One common area for the shared driveway will be provided as part of the Condominium Plat.

Please contact Rachel Holloway at (608) 266-9084 or [holloway.rachel@danecounty.gov](mailto:holloway.rachel@danecounty.gov) if you have questions about this petition or staff report.