


Staff Report  Zoning and Land Regulation Committee	Public Hearing: May 28, 2024	Petition 12033	
	<u>Zoning Amendment Requested:</u> SFR-2 Single Family Residential District TO LC Limited Commercial District		<u>Town/Section:</u> VERONA, Section 9
	<u>Size:</u> 0.46 Acres	<u>Survey Required:</u> No	<u>Applicant</u> STUART & JUDITH KEEL
	<u>Reason for the request:</u> restore previously approved LC zoning to property		<u>Address:</u> 2744 CROSS COUNTRY CIRCLE



DESCRIPTION: The Town of Verona requests a rezone on behalf of landowners Stuart and Judith Keel, for a half-acre portion of their residential lot. The petition would restore the LC zoning on the property which was lost in 2022 when a previous rezone petition #11772 was done for several properties. The intention at the time was for the LC zoning to be retained; this petition is correcting a clerical error.

OBSERVATIONS: The property is already developed; no new construction is proposed. The property was deed restricted in 1980 when the property was first zoned for Limited Commercial use. The deed restriction recorded with the Register of Deeds (recorded Document #1659887) limits the commercial area to storage of two trucks with snow plow equipment and one bobcat machine with accessory equipment. This deed restriction still applies.

COMPREHENSIVE PLAN: The property is within a Rural Residential 4-8 Acres area under the adopted [Town of Verona / Dane County Comprehensive Plan](#). The plan is silent on the appropriateness of LC zoning in such areas, but does provide specific design principles for commercial development on Page 68. (For questions about the town plan, contact Senior Planner Brian Standing at (608) 267-4115 or standing@countyofdane.com)

RESOURCE PROTECTION: There are no sensitive environmental features on the subject property.

TOWN ACTION: On February 6, 2024 the Town Board recommended approval of the rezone with no special conditions.

STAFF RECOMMENDATION: Pending any comments at the public hearing, staff recommends approval of the rezone petition with no conditions. Any questions about this petition or staff report please contact Rachel Holloway at (608) 266-9084 or holloway.rachel@countyofdane.com