
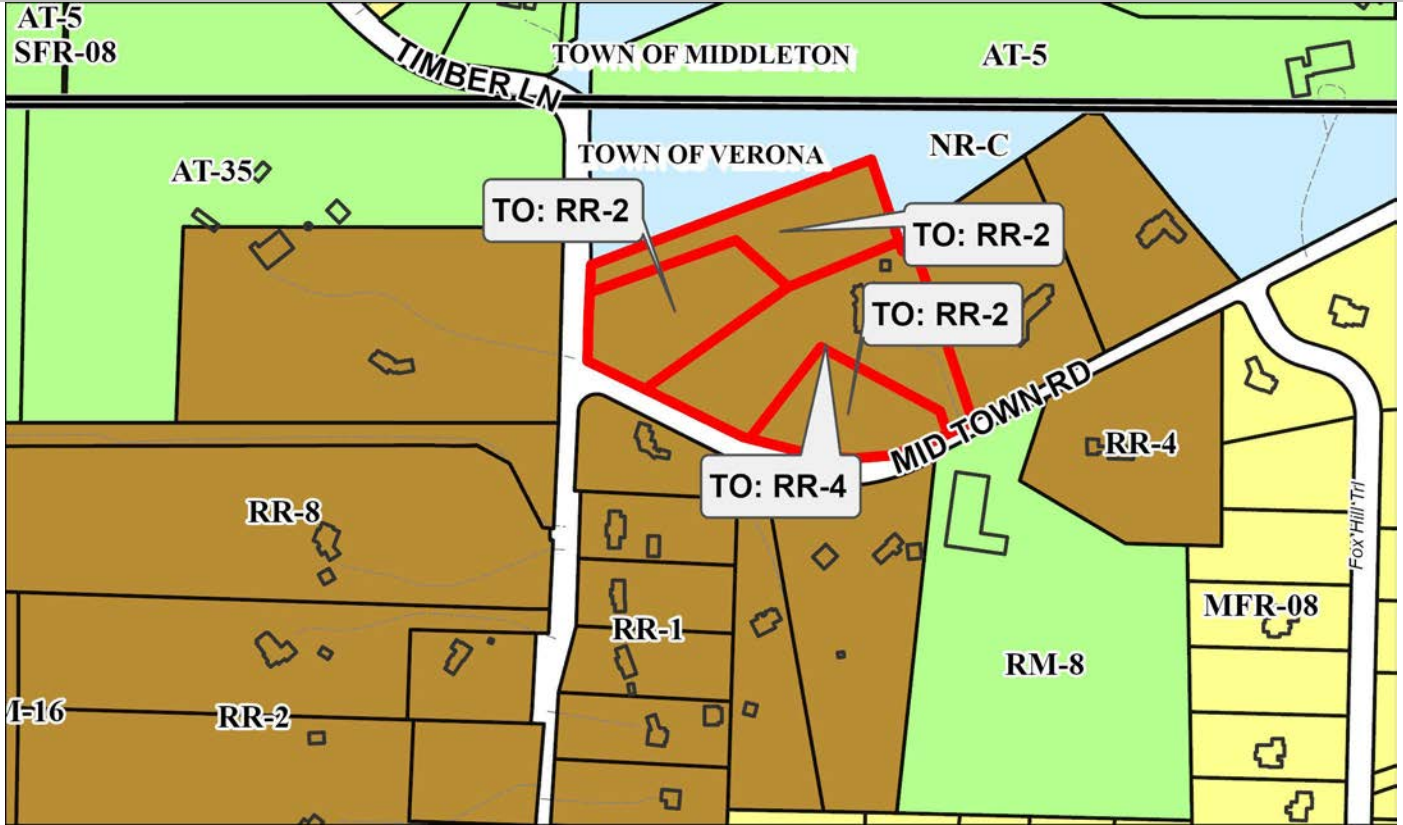


Staff Report  Zoning & Land Regulation Committee	<u>Public Hearing:</u> October 22, 2024	Petition 12101
	<u>Zoning Amendment Requested:</u> RR-8 Rural Residential District TO RR-4 Rural Residential District, RR-8 Rural Residential District TO RR-2 Rural Residential District	<u>Town, Section:</u> VERONA, Section 6
	<u>Size:</u> 4.06,6.87 Acres	<u>Survey Required:</u> Yes
	<u>Reason for the request:</u> change zoning to create up to 4 residential lots on property (one for existing residence)	
		<u>Applicant:</u> SARA & ANDREW WRIGHT <u>Address:</u> 11780 MID TOWN ROAD



DESCRIPTION: Sara and Andrew Wright propose to rezone their 11-acre lot to RR-4 and RR-2 in order to create four residential lots. The property is a Certified Survey Map lot (Lot 1 of CSM #9942). A new CSM would be done to divide it into four lots, one of which contains the Wrights' current home.

The original petition envisioned creating one additional lot in the future; however based on the owners' plans for a geo thermal field on one of the lots the petition was amended to remove the 5th lot from the proposal. The preliminary CSM designates the planned geo thermal area, plus an easement on lots 3 and 4 in case the field extends that far.

OBSERVATIONS: The proposed lots meet county ordinance requirements including minimum lot size, public road frontage, building coverage and building setbacks.

The location of the existing septic system appears to be contained within the lot for the existing house (Lot 1). Future lot lines will need to be a minimum of 5 feet from the toe of the drainage field.

Applicants have worked with town staff to determine the best layout for driveways, to limit the number of access points onto Mid Town Road and Timber Lane. The proposed CSM shows the proposed driveway access points.

While the property is within 3 miles of the City of Verona's boundary, the land division is not subject to the city's extraterritorial jurisdiction due to the boundary agreement between the town and city.

COMPREHENSIVE PLAN: The property is within a Rural Residential 2-4 acre planning area under the *Town of Verona / Dane County Comprehensive Plan*. Residential development is allowed, up to a maximum density of one unit per 2 acres. For questions about the town plan, contact Senior Planner Brian Standing at (608) 267-4115 or Standing.Brian@danecounty.gov.

RESOURCE PROTECTION: The north edge of the property is within the shoreland zone due to proximity to an intermittent stream to the north. A shoreland zoning permit may be needed prior to construction on Lots 3 and 4.

TOWN ACTION: Pending.

STAFF RECOMMENDATION: Staff recommends postponement to allow time for town action, per the Committee's adopted rules and procedures. Pending town action, and any comments at the public hearing, staff would recommend approval subject to the CSM being recorded.

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