
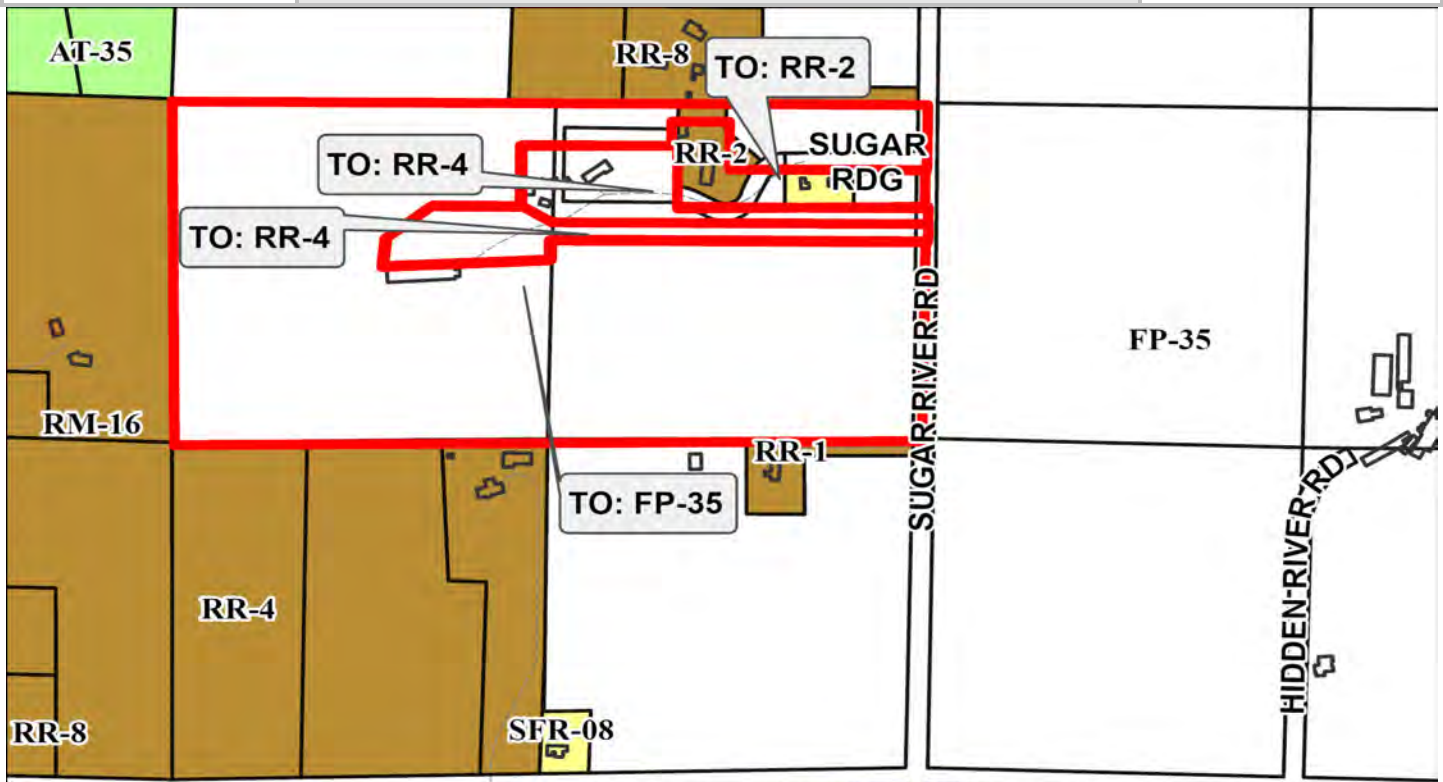


Staff Report  Zoning and Land Regulation Committee	<i>Public Hearing:</i> May 28, 2024		Petition 12050
	<i>Zoning Amendment Requested:</i> FP-35 Farmland Preservation District TO RR-4 Rural Residential District; SFR-08 Single Family Residential and FP-35 Farmland Preservation District TO RR-2 Rural Residential District; RR-2 Rural Residential to FP-35 Farmland Preservation District		<i>Town/Section:</i> VERONA, Section 29
	<i>Size:</i> 9.6,1.8,1.6 Acres	<i>Survey Required:</i> Yes	<i>Applicant</i> MATTHEW AND JADRIAN HOFELDT, TOM KRETSCHMAN
	<i>Reason for the request:</i> CREATE ONE NEW RESIDENTIAL LOT AND RECONFIGURE EXISTING LOTS		<i>Address:</i> 7535 & 7550 SUGAR RIDGE RD



DESCRIPTION: Matt and Jadrian Hofeldt and Tom Kretschman request a rezoning in order to consolidate existing parcels and create a new residential home lot on a 77.6-acre tract of land. The Hofeldts are in the process of purchasing most of the Kretschman land, while Mr. Kretschman continues to live in his home located in the middle of the property.

The property currently contains multiple parcels and zoning districts. This includes one residential lot created by certified survey map (CSM), and other parcels that were divided without a CSM in violation of the county's land division ordinance. A new 4-lot CSM is proposed, which would place the Kretschman home on its own RR-4 lot, create a new RR-4 lot for the Hofeldts future residence, and expand the existing SFR-08 lot to a larger lot with RR-4 zoning.

Along with the rezone and CSM, the applicants are also requesting to vacate a short stub of public road right-of-way known as Sugar Ridge. This would eliminate the platted public right-of-way and convert it back to private property. All of the new CSM lots would have public road frontage along Sugar River Road.

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

The small lot currently zoned SFR-08 was created with CSM #389 in 1970. The lot would be expanded to include the barn and shed buildings located on the north edge of the property, and rezoned to RR-2. The barn and shed buildings are currently nonconforming structures because they are in the RR-2 district which requires a home to be on site as the

primary use. Including these buildings in the new/expanded RR-2 lot will allow them to be reclassified as residential accessory buildings and bring them into conformance with ordinances. All accessory buildings will need to maintain a minimum 10' setback from lot lines.

A Conditional Use Permit (CUP #648) was approved for the private airport landing strip in 1983. The air strip use will continue under the new owners, who will be amending the permit to update it to correct the dimensions of the landing strip and hangar, and better document its use for future reference.

The property is subject to the City of Verona's extraterritorial jurisdiction for land division reviews.

COMPREHENSIVE PLAN: The property is in a Farmland Preservation Area under the [Town of Verona / Dane County Comprehensive Plan](#). Residential development is capped at a maximum density of one unit per 35 acres owned as of October 17, 1980. Farmhouses existing as of 10/17/1980 are exempt from the density calculation. If Petition 12050 is approved, it will exhaust the development potential of this property. (For questions about the town plan, contact Senior Planner Brian Standing at (608) 267-4115 or standing@countyofdane.com)

RESOURCE PROTECTION: The new home on proposed Lot 3 will need an erosion control permit from Land and Water Resources Department if the driveway is over 125 feet in length and there is over 4,000 square feet of land disturbance. In addition, a stormwater management permit may be needed if there is over 20,000 square feet of impervious surface on the site. These permits would be obtained prior to construction.

The property contains shoreland zoning on the eastern end of the FP-35 parcel due to a pond located there. However this is outside where the Hofeldts propose to build their new home; thus no shoreland permits will be necessary.

TOWN ACTION: On May 7, 2024 the Town Board recommended approval of the rezone petition, conditioned on the Town Board approval of the vacation of Sugar Ridge right-of-way.

STAFF RECOMMENDATION: Pending any comments at the public hearing, staff recommends approval of the rezone subject to the applicant recording the certified survey map for the new lot boundaries and the following conditions:

1. A deed restriction shall be recorded on the balance of the FP-35 zoned property (proposed Lot 4) stating the following:
 - a. Further residential/nonfarm development is prohibited on the remaining FP-35 zoned land. The housing density rights for the 1980 Thomas Kretschman farm have been exhausted per the Town Comprehensive Plan density policies.
2. This rezone petition #12050 shall become effective only upon the Town Board approval to vacate the Sugar Ridge road right-of-way.

Any questions about this petition or staff report please contact Rachel Holloway at (608) 266-9084 or holloway.rachel@countyofdane.com