

Staff Report



Zoning and Land Regulation Committee

Public Hearing: February 27, 2024

Petition 12015

Zoning Amendment Requested:

AT-35 Agriculture Transition District TO SFR-1 Single Family Residential and NR-C Natural Resource Conservation Districts

Town/Section:

VERONA, Section 30

Size: 25.61, 12.32 Acres

Survey Required. No

Applicant

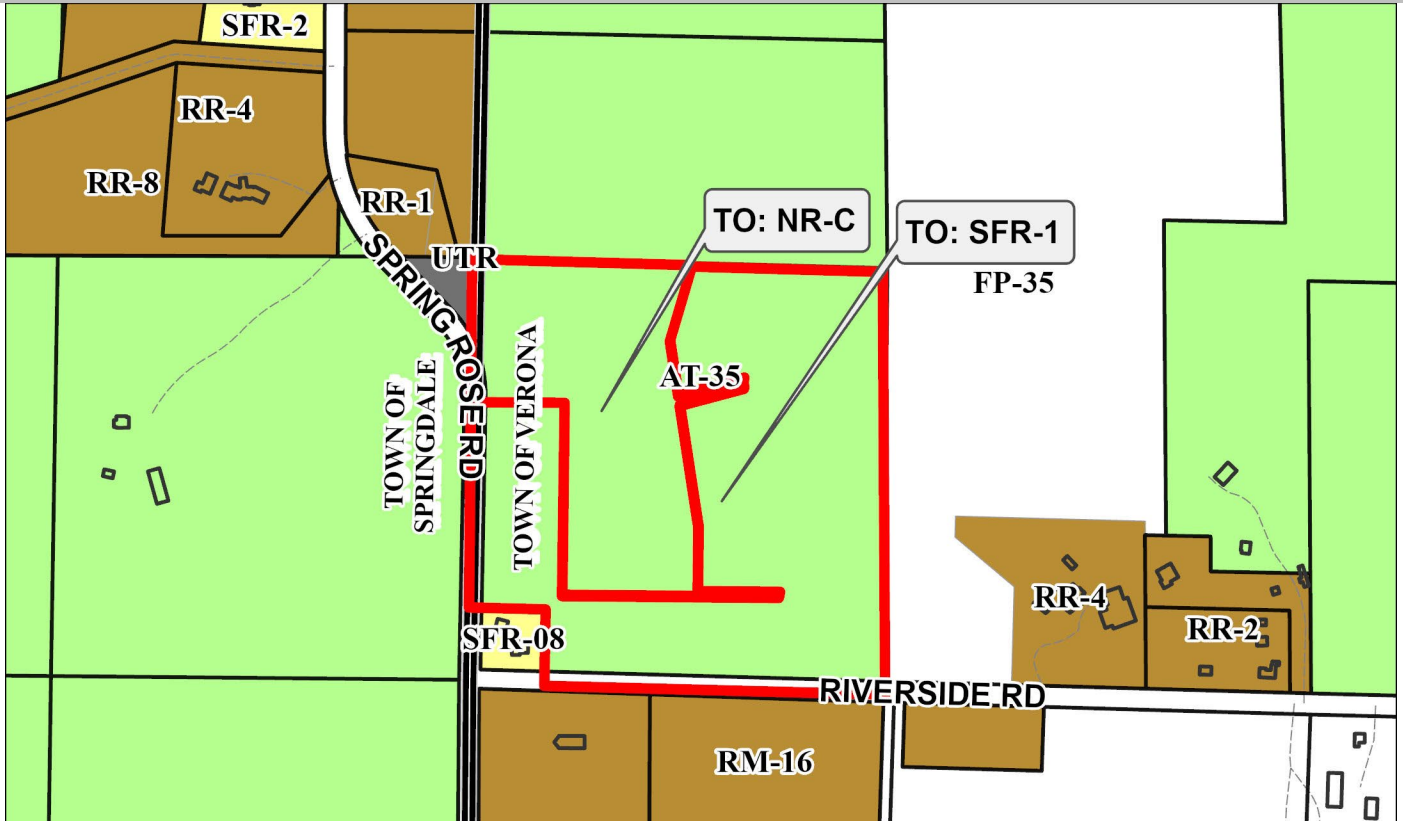
COONS CONSTRUCTION OF VERONA LLC

Reason for the request:

Create a 17-lot residential subdivision with one outlet.

Address:

EAST OF 7906 RIVERSIDE ROAD



**DESCRIPTION:** Jim Coons proposes to divide a 36-acre parcel to create a 17-lot residential subdivision. The development would contain 17 residential lots ranging in size from 1.2 to 1.9 acres, and one 12-acre outlet for open space.

**OBSERVATIONS:** The proposed residential lots conform to the requirements of the SFR-1 zoning district, including lot size and public road frontage. The outlet meets most requirements as proposed; however the width of any lot or outlet must be no narrower than 66 feet. This will require an adjustment to the outlet where it meets the road in two places.

The property consists of farmland and woodlands, with rolling terrain and some steep slopes. The proposed road and residential lots are located on higher, more level ground. The site is surrounded by other agricultural and wooded lands, and a few rural residential properties.

The lots would be served by a new public road extending north from Riverside Road and ending in a permanent cul-de-sac. The dead end road would be 984 feet long, just under the 1,000 foot limit in the County land division ordinance. Three of the lots would have frontage on Spring Rose Road, which is the boundary between the towns of Verona and Springdale. Shared driveways are proposed in two places to limit the number of access drives on the existing roads.

**COUNTY HIGHWAY DEPT. COMMENTS:** Estimate increase of traffic to be 170 trips per day due to rezone. Note: The current CTH G / Spring Rose Road intersection will need to be improved to Dane County Highway standards to accommodate additional traffic.

After further review from the Dane County Highway Department, the proposed development would not spur improvements to the CTH / Spring Rose Road intersection. See attached "DC Hwy email".

**COMPREHENSIVE PLAN:** The property is within a "Transitional Agriculture" planning area under the adopted [Town of Verona / Dane County Comprehensive Plan](#). Residential use is normally capped at a density of one unit per 8 acres. However, residential development that conforms to the town's conservation subdivision standards is allowed at higher densities, if all of the following conditions are met:

- a. The property owner or developer shall submit a conceptual development plan for the entire property.
- b. The proposed development will have a positive fiscal impact on the Town.
- c. The property owner has met with nearby property owners and made a good faith effort to address their concerns.
- d. The proposed development will consider ways to minimize impact on the rural character of the Town.
- e. Units/lots will be determined by the type of development.
- f. The proposed development will not have a significant negative impact on ongoing farming operations within any farmland preservation area.

The town plan does not set a maximum density for development that meets the above standards.

Conservation subdivision standards:

If at least 35% of the gross area of the property is preserved as open space, and the development stormwater plan meets the 100% infiltration threshold, the town subdivision ordinance allows for development on the remainder of the property on lots as small as 1.2 acres apiece. The proposed development would appear to meet these standards. *(For questions about the town plan, contact Senior Planner Brian Standing at (608) 267-4115 or [standing@countyofdane.com](mailto:standing@countyofdane.com))*

**RESOURCE PROTECTION:** There are no significant environmental features on or within 300 feet of the subject property. The site does not contain hydric soils. An intermittent stream located at the northeast corner of the parcel was determined in August of 2023 to be non-navigable.

**TOWN ACTION:** On December 5, 2023 the Town Board recommended approval of this petition conditioned on recording of the final plat.

**JANUARY 23<sup>RD</sup> ZLR HEARING:** The ZLR Committee postponed action on the petition at the public hearing, due to the need for clarification on the ability for the County to require roadway improvements to County Highway G following the Highway Department comments above.

**MARCH 12<sup>TH</sup> ZLR MEETING:** The ZLR Committee postponed action on the petition to obtain additional information from the Dane County Highway Department.

**STAFF UPDATE:** After further review by the Dane County Highway Department, the proposed development would not impact the County Hwy G / Spring Rose Road intersection enough to warrant improvements at this time.

**STAFF RECOMMENDATION:** Staff recommends approval of the rezone petition subject to the following conditions:

1. The applicant shall record the final plat with the Dane County Register of Deeds within 2 years of approval.

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