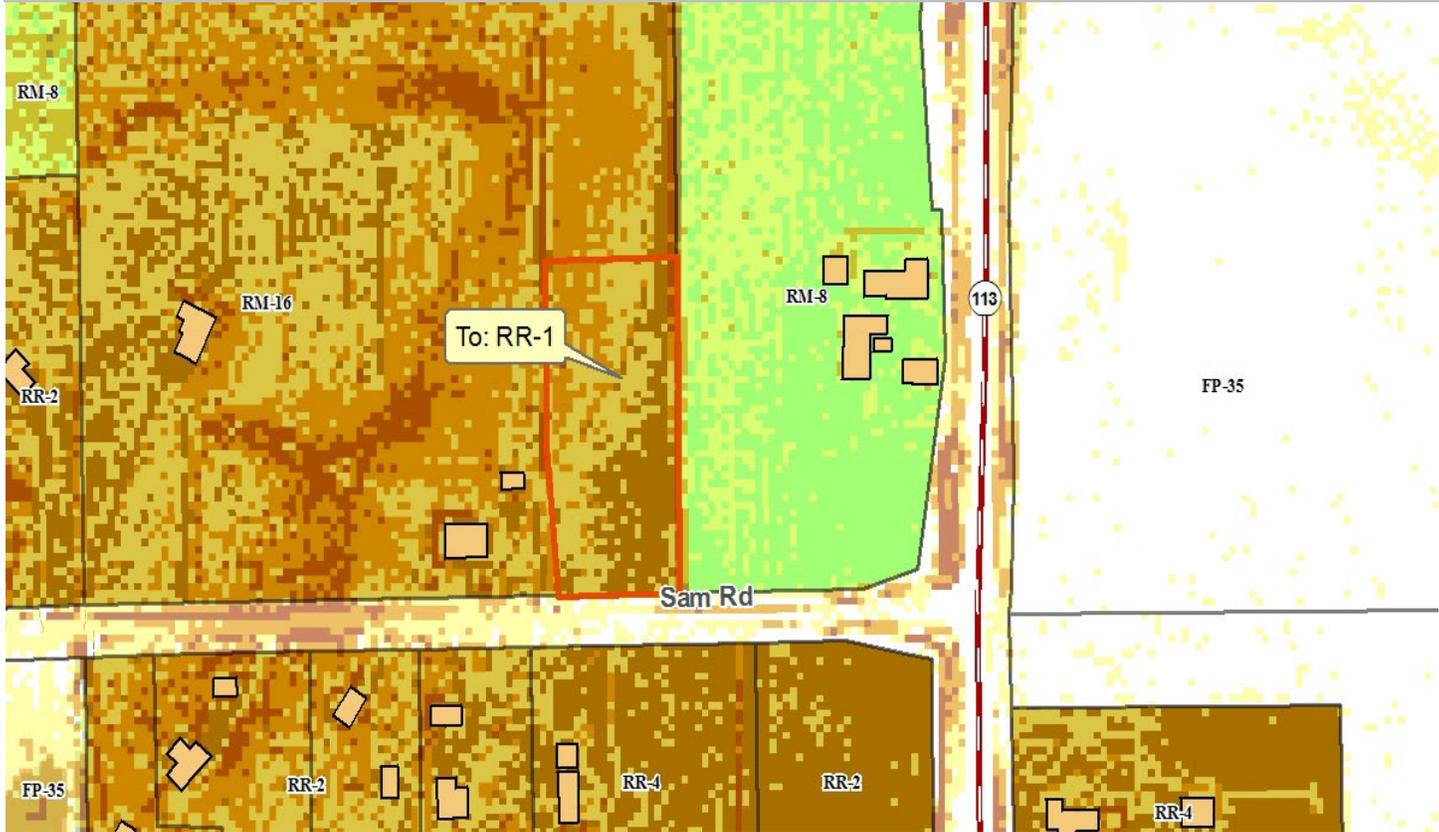


Staff Report  Zoning and Land Regulation Committee	<i>Public Hearing:</i> October 25, 2022		Petition 11890
	<i>Zoning Amendment Requested:</i> RM-16 Rural Mixed-Use District TO RR-1 Rural Residential District		<i>Town/Section:</i> DANE, Section 3
	<i>Size:</i> 1.8 Acres	<i>Survey Required:</i> Yes	<i>Applicant</i> SCOTT AND SARA STOLTENBERG
	<i>Reason for the request:</i> Creating one residential lot		<i>Address:</i> EAST OF 6924 SAM ROAD



DESCRIPTION: Applicant proposes to create a new 1.86-acre residential lot with RR-1 zoning on the 20-acre parcel owned by Scott and Sara Stoltenberg.

OBSERVATIONS: The proposed lot meets RR-1 zoning district requirements. The Stoltenberg property currently contains one home and some farm buildings. The proposed lot would be at least 33 feet away from the nearest farm building. Sam Road is a dead-end road with approximately 1,575 feet of pavement and 2,650 feet of dedicated right-of-way, which provides access to 12 existing homes.

The property contains steep slopes 10-15% in grade and primarily in the northwest third of the proposed lot.

TOWN PLAN: The Town’s 1 per 35 density policy doesn’t apply in this area. This area is planned for Rural Single Family Residential in the Town Plan, density targets are between 1 per 35 and 1 per 1.5 acres. Development on slopes over 12% is prohibited in this area and must be sited in a manner not to detract rural character, as defined in the “Rural Housing Design Guidelines.” (For questions about the town plan, contact Senior Planner Curt Kodl at (608) 266-4183 or kodl@countyofdane.com)

RESOURCE PROTECTION: The only resource protection areas are the steeper slopes in the northwest corner of the subject property. Town of Dane policies prohibit development on slopes over 12% and discourage it on hilltops and ridgetops; the planned building should avoid the NW corner of this proposed lot.

TOWN ACTION: The Town Board approved the petition with no conditions.

STAFF RECOMMENDATION: Staff recommends approval subject to recording a certified survey map for the proposed lot. Any questions about this petition or staff report please contact Rachel Holloway at (608) 266-9084 or holloway.rachel@countyofdane.com