
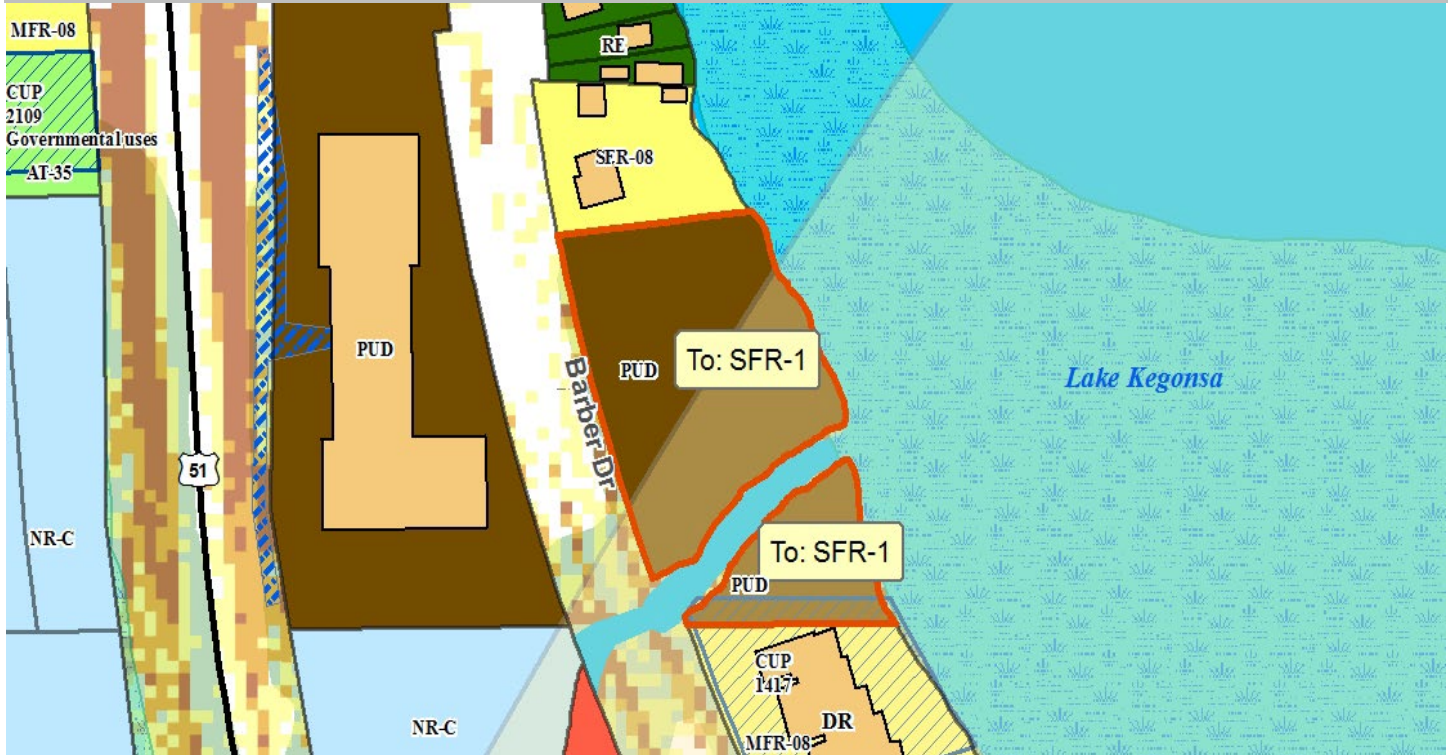


<b>Staff Report</b>    <b>Zoning and Land Regulation Committee</b>	<i>Public Hearing:</i> <b>October 26, 2021</b>	<b>Petition 11750</b>	
	<i>Zoning Amendment Requested:</i> <b>PUD Planned Development District TO SFR-2 Single Family Residential District</b>		
	<i>Size:</i> <b>2.43 Acres</b>	<i>Survey Required:</i> <b>No</b>	<i>Town/Section:</i> <b>DUNN, Section 26</b>
	<i>Reason for the request:</i> <b>Change zoning to allow for the construction of a single-family residence</b>		<i>Applicant:</i> <b>KEGONSA STORAGE LLC</b>
		<i>Address:</i> <b>SOUTH OF 1994 BARBER DRIVE</b>	



**DESCRIPTION:** Applicant requests approval of SFR-08 zoning to allow construction of a residence on the property. The property was zoned Planned Unit Development (PUD) in 2017 under previous petition [11150](#) as part of a broader redevelopment project involving property west of Barber Dr. The PUD zoning allowed for construction of a residence on the subject property, but the prospective buyer’s plans to build do not conform precisely to what was approved as part of the PUD implementation plan.

**OBSERVATIONS:** The property is located on Lake Kegonsa. Current use of the property is open space. Surrounding land uses are residential, indoor storage, and open space. It appears that over 95% of the property is located within the Lake Kegonsa 1% annual flood chance area and Flood Storage District. Development on the parcel will be subject to conformance with the applicable requirements of the county’s [floodplain zoning ordinance](#).

**TOWN PLAN:** The property is within the town’s Limited Service Area.

**RESOURCE PROTECTION:** The majority of the property is located in Resource Protection Area. The property fronts along Lake Kegonsa, is adjacent to an unnamed tributary to the lake, and has wetlands and floodplain.

**STAFF:** Much of the planning for the development of the property occurred as part of the PUD approval process. See the [General Development Plan](#) for previous petition 11150. Careful design and compliance with county floodplain zoning regulations will be required. The applicant’s engineer indicates that development of the property will comply with floodplain zoning requirements. An attached map shows the 1% annual flood chance area in green at an elevation of

845.00 feet AMSL (“base flood elevation”). The design plans call for the house floor elevation to be at 848.50’, and the garage floor elevation to be at 847.50’, which are 3.5’ and 2.5’ above the base flood elevation, respectively. The exposure elevation (ground level) around the house is generally 847.50 which is also 2.5’ above the base flood elevation. There is no proposed filling or grading within the flood plain area.

The development design plans appear to meet the requirements of the county Floodplain Zoning ordinance.

Pending any concerns expressed at the public hearing, staff recommends approval of the petition with the conditions required by the town of Dunn (see below). Any questions about this staff report, please contact Majid Allan at (608) 267-2536 or [allan@countyofdane.com](mailto:allan@countyofdane.com)

**TOWN:** Approved with the following conditions:

1. The boathouse shall be used for the purposes of non-commercial boat storage and the storage of boat accessories. The boathouse shall not be designed or be used for habitable purposes.
2. The lowest level of any habitable building cannot be below the Base Flood Elevation of 847.2 feet above mean sea level and the lowest level of any non-habitable building cannot be below the Base Flood Elevation of 845.2 feet above mean sea level.
3. The height of the home (ground to peak) can be no taller than 29 feet.
4. The total impervious surface on this parcel can be no more than 5,739 square feet.
5. A deed restriction is recorded which states that the bridge that spans the creek may not be removed, but may be maintained. If the bridge becomes deteriorated to the point where it cannot be maintained and still functional, then it may be replaced.
6. The Restoration Plan attached to the application must be followed. This Restoration Plan shall be part of a new Declaration of Restrictive Covenant document that requires minimum restoration and maintenance requirements.