
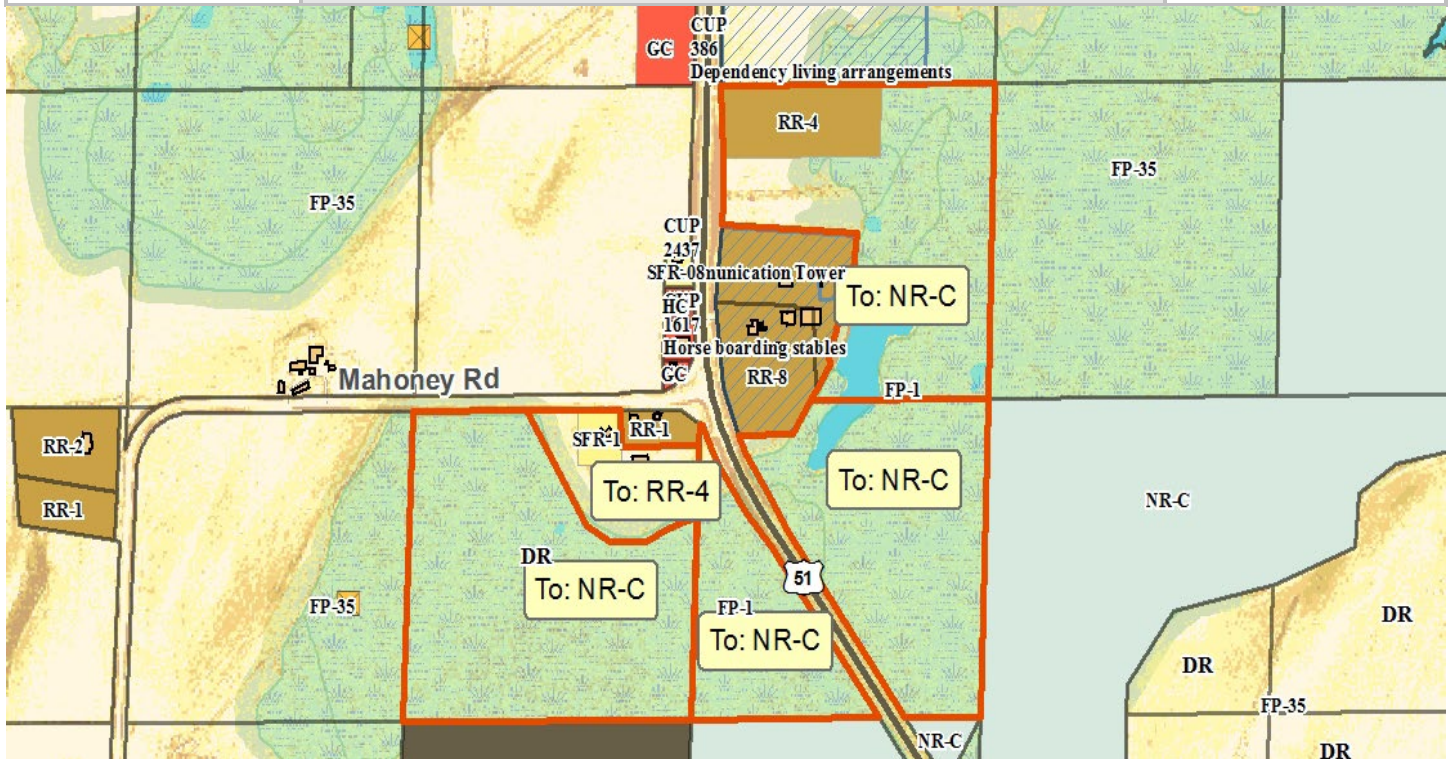


Staff Report  Zoning and Land Regulation Committee	<i>Public Hearing:</i> February 22, 2022	Petition 11800
	<i>Zoning Amendment Requested:</i> SFR-1 Single Family Residential District TO RR-4 Rural Residential District, FP-35 Farmland Preservation District TO RR-4 Rural Residential District, FP-35 Farmland Preservation District TO NR-C Natural Resource Conservation District, FP-1 Farmland Preser	<i>Town/Section:</i> DUNN, Section 16
	<i>Size:</i> 1.0,5.7,31.3,57.4 Acres <i>Survey Required:</i> Yes	<i>Applicant:</i> CRAIG & RENAE SHERVEN
<i>Reason for the request:</i> Separating the existing residence from the farmland and rezoning the remaining lands for conservation purposes		<i>Address:</i> THE SOUTHWEST CORNER AND THE WEST SIDE OF THE US 51 AND MAHONEY ROAD INTERSECTION



DESCRIPTION: Applicants propose to separate the existing residence and buildings at 3985 Mahoney Road and to complete a lot line adjustment with the adjoining owner, Groundswell Conservancy. The petition would result in the Shervan’s residence being located on a new 6.7 acre RR-4 zoned parcel, with the remaining 32 acres going to Groundswell. Groundswell is requesting NR-C (Natural Resource Conservation) zoning on entirety of its adjoining property.

OBSERVATIONS: The current land uses are rural residential and wetland / open space. No change in land uses proposed.

TOWN PLAN: The property is located in the town’s Agricultural Preservation and Environment & Cultural Resources Protection Areas.

RESOURCE PROTECTION: There are resource protection areas on the proposed NR-C property. The area is part of the large wetland complex associated with Lower Mud Lake.

STAFF: The proposed separation of the existing residence and lot line adjustment appear consistent with town plan policies. In order to accomplish the proposed lot line adjustment, the parties must complete a quit claim deed process

which is described in the town's conditional approval, below. Pending any concerns raised at the ZLR Public Hearing, staff recommends approval of the petition with the town conditions listed below.

Any questions about this petition or staff report, please contact Majid Allan at (608) 267-2536 or allan@countyofdane.com

TOWN: The town approved the petition with the following conditions:

1. Within 90 days of Dane County approval of the rezone petition, the transfer of the roughly 32 acres to Groundswell Conservancy shall be conducted via a quit claim deed, which adds this land to Groundswell's neighboring properties through a lot line adjustment.
2. For the new RR-4 zoned property:
 - a. Approval of a Certified Survey Map with a 2 acre building and driveway envelope depicted on the map. All buildings and driveways constructed on the property shall be located within the building envelope area.
 - b. A deed restriction shall be recorded on the property, stating the following:
 - i. Future land divisions of the property is prohibited.
 - ii. The development rights for the property have been exhausted and further residential development of the property is prohibited.
3. For the new NR-C zoned property:
 - a. A deed restriction shall be recorded on the property, stating the following:
 - i. All structures on land within Section 10 of the Town of Dunn may be no taller than 14 feet in height (mean of roof) in order to help mitigate impacts to views from Lower Mud Lake and better protect the Town's Lower Mud Lake Viewshed.
 - ii. Any future parks on this property shall only be for outdoor passive recreational uses that do not require a developed site or facilities to participate. Future parking lots and nonresidential buildings or structures accessory to any permitted use are allowed with proper permitting and Town siting approval.