
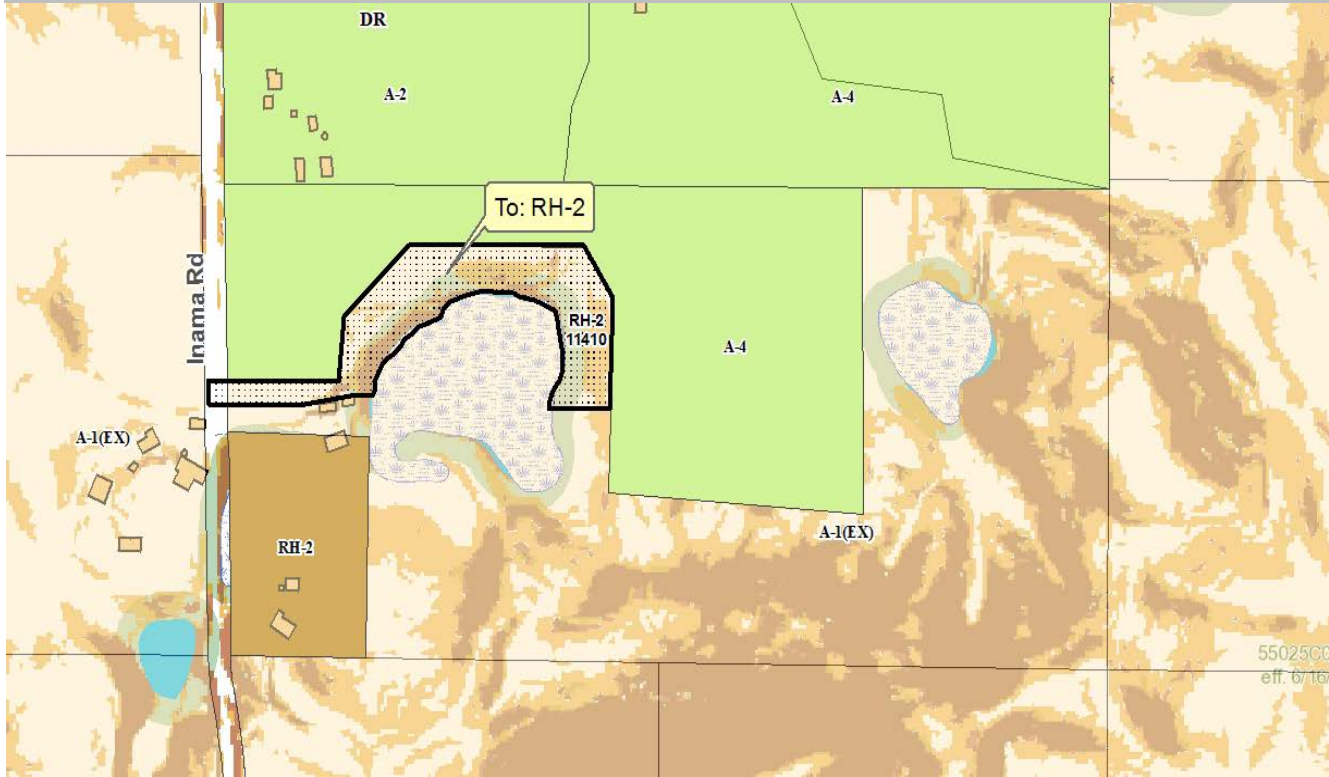


<b>Staff Report</b>    <b>Zoning and Land Regulation Committee</b>	<i>Public Hearing:</i> <b>April 30, 2019</b>	<b>Petition 11410</b>
	<i>Zoning Amendment Requested:</i> <b>A-1EX Agriculture District TO RH-2 Rural Homes District</b>	
	<i>Size:</i> <b>4.69 Acres</b>	<i>Survey Required:</i> <b>Yes</b>
	<i>Reason for the request:</i> <b>Creating one residential lot</b>	
		<i>Town/Section:</i> <b>ROXBURY, Section 9</b>
		<i>Applicant</i> <b>DAHL HOMESTEAD LLC</b>
		<i>Address:</i> <b>NORTHEAST OF 7614 INAMA RD</b>



**DESCRIPTION:** The applicant would like to create a new residential lot for the home construction of a family member.

**OBSERVATIONS:** Configuration of buildings, property lines and the lot features (slopes and water) have limited the building sites that are available to the landowner. Home placement will be key in this configuration, see the designated building envelope in the attached to this staff report.

**TOWN PLAN:** The property is part of the Agricultural Preservation Area. The Town has a 1 home per 35 acres density policy. There is a single housing density right remaining on the original farmstead, see the attached density study.

**RESOURCE PROTECTION:** The proposed lot is adjacent to and surrounds part of an open water/wetland area. The Town plan designates the following as places to NOT develop: wetlands, stream banks, lakeshore riparian areas, floodplains, hydric soils, soils with low or very low potential for dwellings with basements, and steep slopes. The proposed home location appears to be outside the resource protection areas. (see attached)

**STAFF:** The proposed lot meets the dimensional standards of the proposed zoning category. Staff suggests the remaining land in A-1(EX) owned by the applicant be Deed restricted against further residential development, as all remaining Housing Density Rights will be exhausted.

**TOWN:** The Town Board approved with no conditions on 4/1/2019.



# CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NDA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS

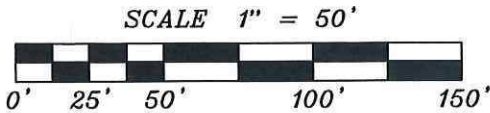
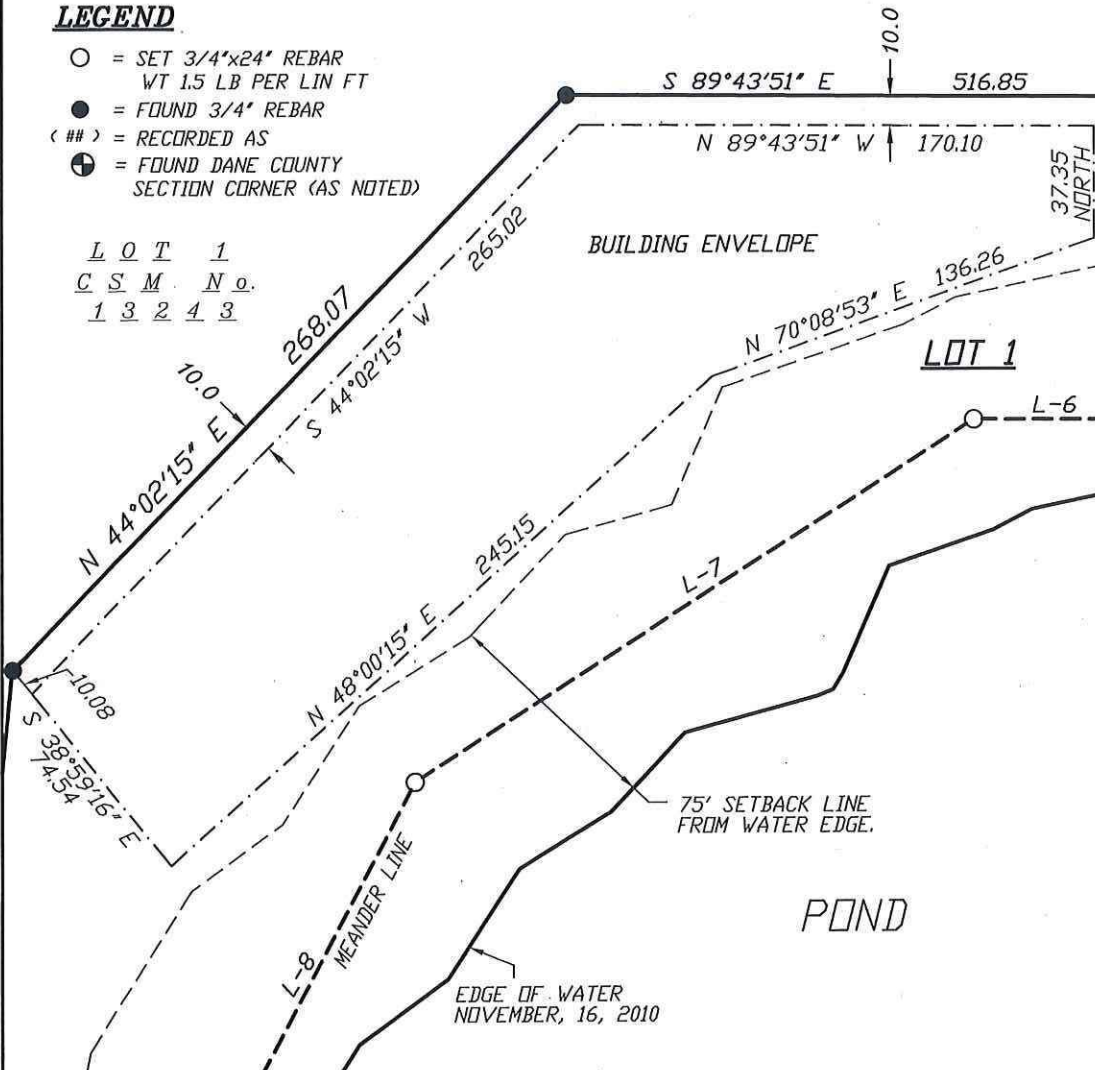
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in part of the Southwest 1/4 of the Northwest 1/4 of Section 9, T9N, R7E, Town of Roxbury, Dane County, Wisconsin.

### LEGEND

- = SET 3/4"x24" REBAR  
WT 1.5 LB PER LIN FT
- = FOUND 3/4" REBAR
- (##) = RECORDED AS
- ⊕ = FOUND DANE COUNTY  
SECTION CORNER (AS NOTED)

L	O	T	1
C	S	M	N o.
1	3	2	4 3



BEARINGS ARE REFERENCED TO THE WEST  
LINE OF THE NW 1/4 OF SEC. 9-9-7  
LINE TO BEAR N 00°27'01" W

**SURVEYORS SEAL**

18W-372