
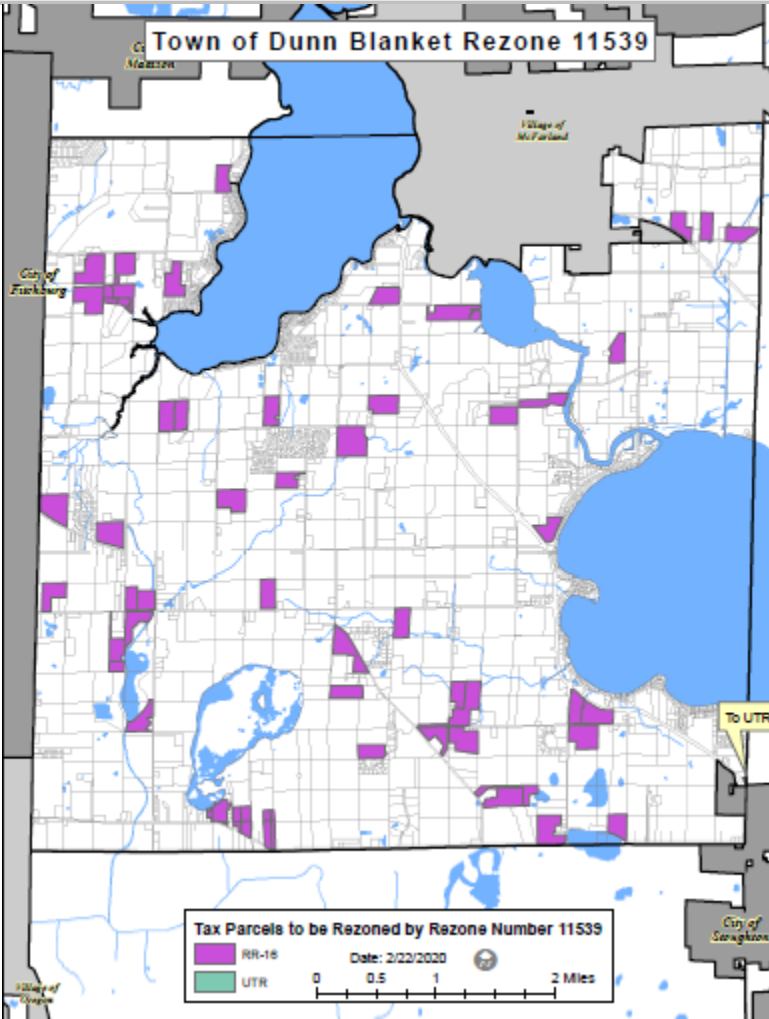


<p>Staff Report</p>  <p>Zoning and Land Regulation Committee</p> <p>Questions? Contact: Majid Allan – 267-2536</p>	<p><i>Public Hearing:</i> May 12, 2020</p>	<p>Petition 11539</p>
	<p><i>Zoning Amendment Requested:</i> RR-8 (Rural Residential, 8 to 16 acres) District TO RR-16 (Rural Residential, 16-35 acres) District and UTR (Utility, Transportation, and Right of Way) District</p>	<p><i>Town/Section:</i> DUNN, Various sections</p>
	<p><i>Size:</i> Acres</p>	<p><i>Survey Required:</i> No</p>
	<p><i>Reason for the request:</i> Blanket rezone for zoning compliance for size and use of affected properties.</p>	<p><i>Applicant:</i> Town of Dunn</p> <p><i>Address:</i> VARIOUS PARCELS THROUGHOUT TOWN</p>



DESCRIPTION: The town of Dunn proposes a “blanket” zoning change for multiple properties to ensure compliance with town comprehensive planning policies. Specifically, the town proposes to change the zoning on multiple rural residential lots over 16 acres from the RR-8 zoning category to the newly established RR-16 category. The only difference between RR-8 and RR-16 is the minimum lot size requirement (8 vs 16 acres).

This petition represents the second of a two-stage blanket rezoning process of the affected properties. Prior to the town adopting the new zoning ordinance, a previous blanket zoning change was completed to rezone the properties from the RM (Rural Mixed Use) district to the RR (Rural Residential district). The town felt that the RM zoning category represented a significant change from the old ordinance RH (Rural Homes) category, and that property owners should have to apply individually for the RM zoning. Affected property owners were directly notified and informed of the 2 stage process.

There is also one vacant, deed restricted 0.6 acre SFR-08 zoned “remnant” parcel slated for the UTR (Utility, Transportation, and Right of Way) district. That parcel is owned by Stoughton Hospital Association and adjacent to their health clinic located on a separate parcel at 3162 County Highway B, just on the other side of the town line in Pleasant Springs. Per the deed restriction, the .6 acre parcel is not developable. UTR zoning is a more appropriate zoning designation for the current and allowable uses of that property.

OBSERVATIONS: The subject properties are scattered across the entire township. Land uses are primarily rural residential and agricultural. No net change in density will result from the zoning changes.

TOWN PLAN: The subject properties are located in the town’s agricultural preservation area.

STAFF: As indicated above, the town requests this blanket change in order to ensure compliance with the town plan. The proposed rezoning to the new RR-16 zoning category is consistent with town plan policies. Staff recommends approval of this rezoning petition.

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