

Staff Report



**Zoning and
Land Regulation
Committee**

Public Hearing: **January 26, 2021**

Zoning Amendment Requested:

RR-8 Rural Residential District TO RR-2 Rural Residential District, HC Heavy Commercial District TO RR-2 Rural Residential District

Size: **2.0,2.0 Acres**

Survey Required: **Yes**

Reason for the request:

dividing an existing residential lot into three residential lots

Petition 11645

Town/Section:

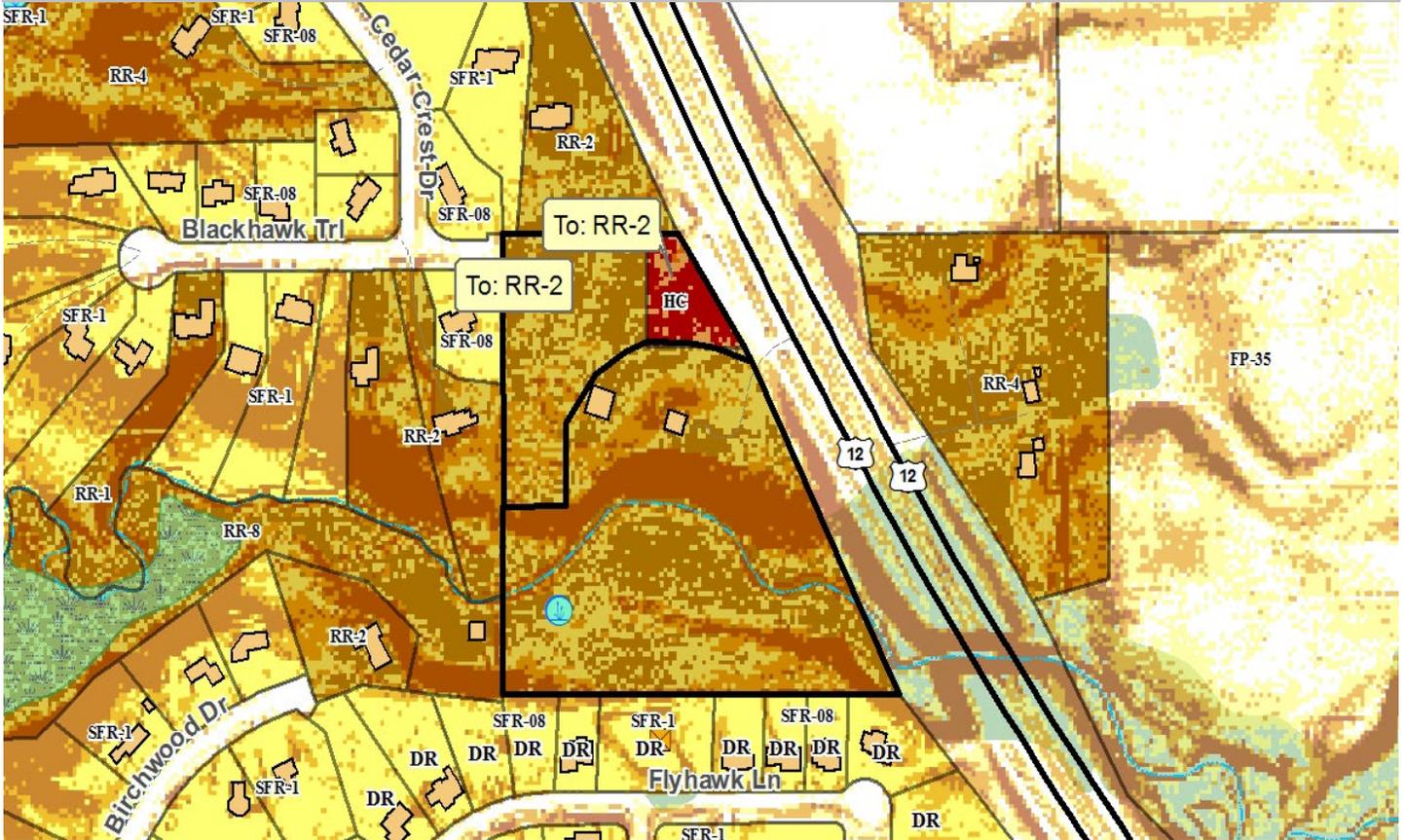
ROXBURY, Section 18

Applicant

JPC REAL ESTATE LLC

Address:

7331 US HWY 12



DESCRIPTION: The applicant wishes to separate an existing home from a parcel and create 2 additional residential RR-2 parcels from the remaining lands.

OBSERVATIONS: Current land use of the property is residential. Surrounding land uses include residential / open space and agricultural. The proposal will eliminate an unused commercial area. The 2 new lots are proposed to access Blackhawk Trl and not US Hwy 12. Existing home will continue to access US Hwy 12.

TOWN PLAN: The proposal is in the rural development area in the Town of Roxbury. The Town of Roxbury has a “minimum lot size of one acre” policy in this area. Each lot must have frontage on a public road.

RESOURCE PROTECTION: There are resource protection areas relating to floodplain, shoreland and slopes over 20% on this site, all are prohibited from new buildings. There is an INTERMITTENT stream on of the proposed RR-8 lot. If the stream is shown to be navigable, shoreland zoning standards will apply to any development within 300 feet.

STAFF: Recommend approval. Any questions about this petition or staff report please contact Curt Kodl (608)266-4183 or kodl@countyofdane.com

TOWN: The Town of Roxbury approved the petition on 1/4/2021 without conditions.