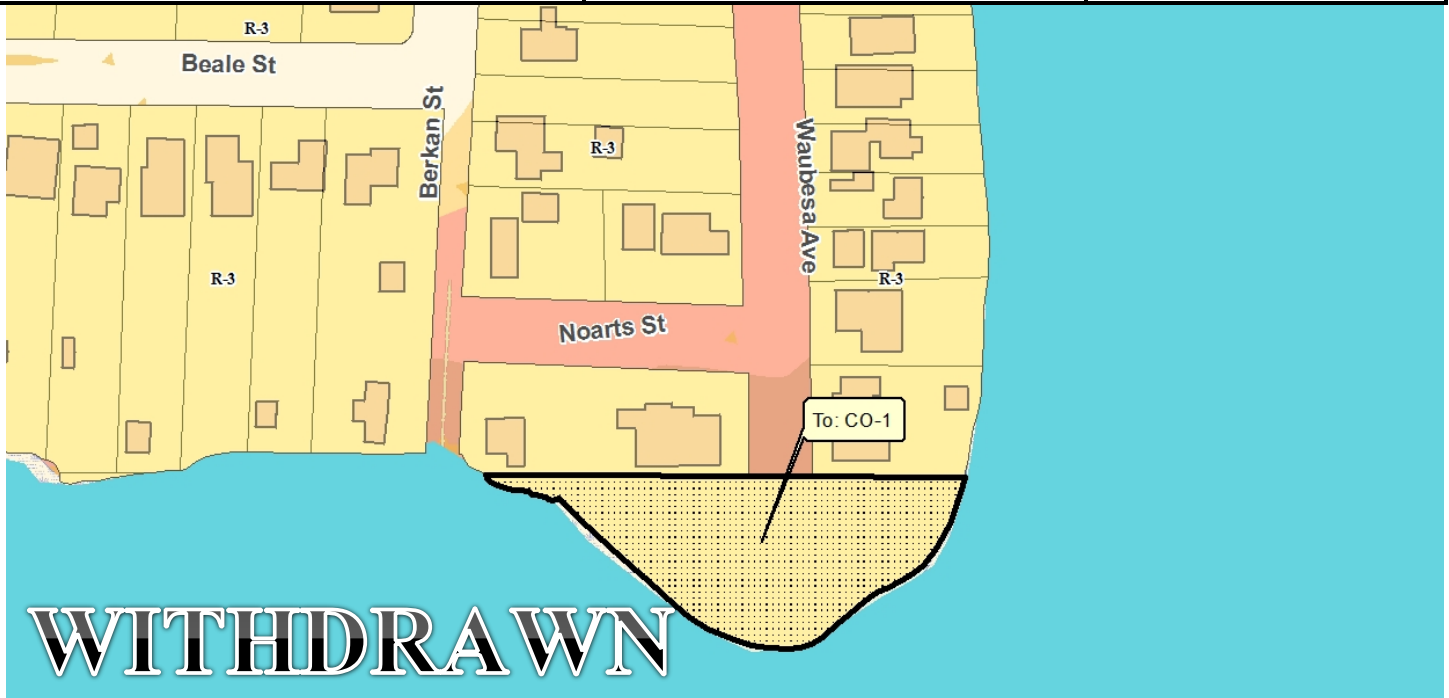




Staff Report

Zoning and Land Regulation Committee

<i>Public Hearing:</i> October 24, 2017	<i>Petition:</i> Petition 11202
<i>Zoning Amendment:</i> R-3 Residence District TO CO-1 Conservancy District	<i>Town/sect:</i> DUNN, Section 8
<i>Acres:</i> 0.78 <i>Survey Req. No</i>	<i>Applicant</i> PHILIP C ICKE
<i>Reason:</i> CONSTRUCTION OF BOATHOUSE	<i>Location:</i> SOUTHERN TERMINUS OF WAUBESA AVE



DESCRIPTION: The applicant proposes to rezone the existing 0.78 acre R-3 zoned parcel to CO-1 Conservancy to allow for the construction of a boathouse. The proposed boathouse location would be within the 75' Ordinary High Water Mark (OHWM) setback from Lake Waubesa which is a permitted exemption under Shoreland regulations.

OBSERVATIONS: The property is surrounded by existing residential uses and Lake Waubesa. The applicant has submitted a detailed wetland delineation report and property survey documenting the presence of two areas of wetlands on portions of the property, as well as the extent of the 100 year floodplain of Lake Waubesa. Any proposed development would be subject to shoreland zoning regulations and would need to avoid the wetland areas and floodplain boundary. Note that the town of Dunn enforces a 100' buffer requirement from wetlands.

TOWN PLAN: The property is located in the town's agricultural preservation area.

RESOURCE PROTECTION: Areas of resource protection corridor associated with the 100 year floodplain and wetlands of Lake Waubesa are present on the property.

STAFF: The purpose of the CO-1 Conservancy district is to protect, maintain, and enhance natural resource and open space areas. Limited permitted and conditional uses are offered, and regulation of these areas will serve to control erosion and promote the rural character and natural beauty of the County while seeking to assure protection of areas with significant topography, natural watersheds, ground and surface water, wildlife habitat, recreational sites, archeological sites, and other natural resource characteristics that contribute to the environmental quality of the County. The CO-1 Conservancy district permits hiking, fishing, trapping, hunting, swimming, and boating. Non-residential buildings which are accessory to a permitted use are permitted by right as long as they are located outside the wetland and its setback area. The proposed boathouse location meets the 100-foot setback policy.

TOWN: Pending