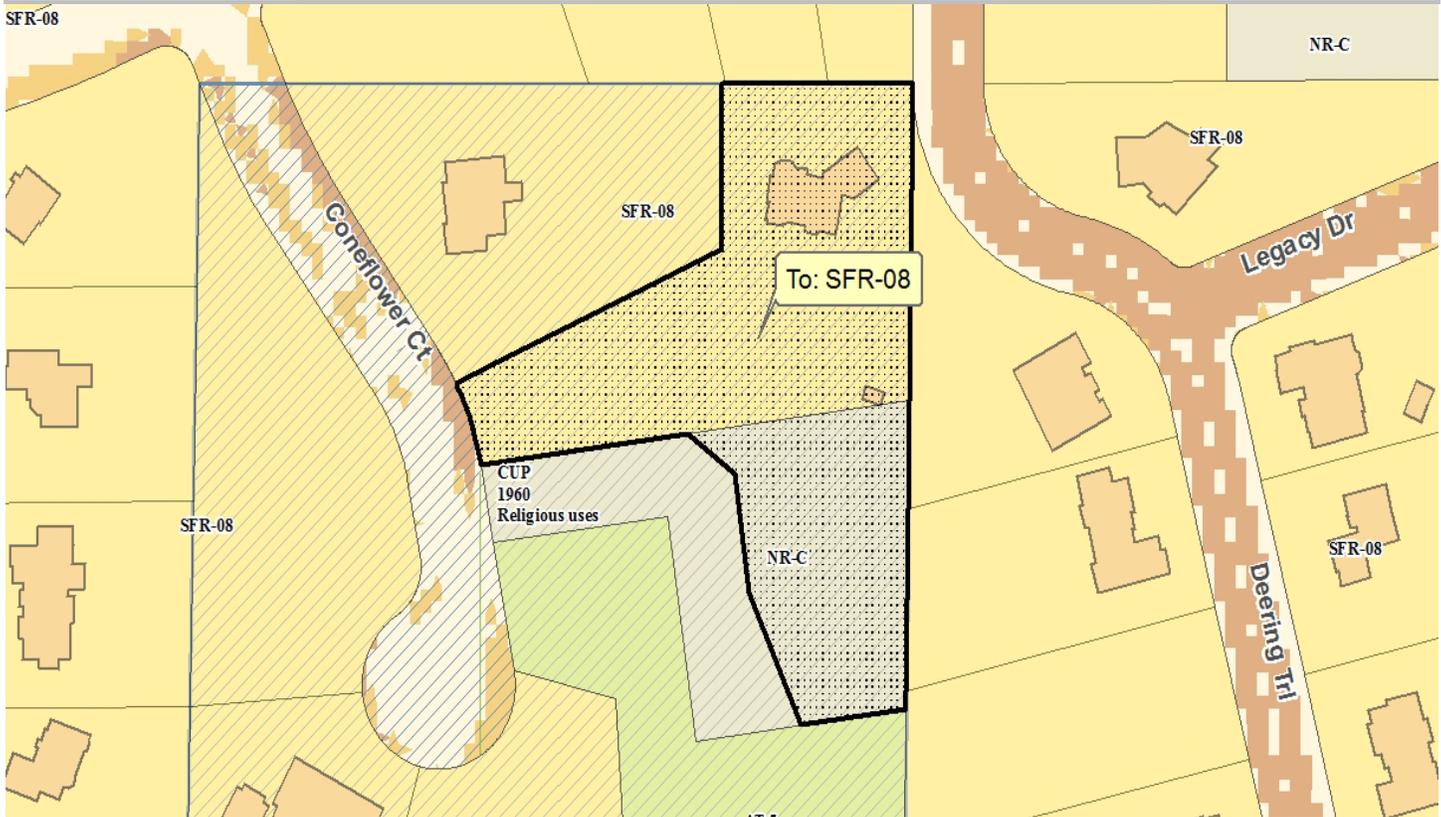


Staff Report  Zoning and Land Regulation Committee	<i>Public Hearing:</i> January 28, 2020		Petition 11508
	<i>Zoning Amendment Requested:</i> NR-C (Natural Resource - Conservation) District TO SFR-08 (Single Family Residential, small lots) District		<i>Town/Section:</i> MIDDLETON, Section 8
	<i>Size:</i> 0.85 Acres	<i>Survey Required:</i> Yes	<i>Applicant</i> NORTHERN LIGHT BAPTIST CHURCH INC
	<i>Reason for the request:</i> Shifting of property lines between adjacent land owners		<i>Address:</i> LAND IS JUST SOUTH OF 4528 CONEFLOWER COURT



DESCRIPTION: The applicant would like to adjust the lot line with a neighbor by splitting an unbuildable lot in half. The split would also create an access point for the larger church property to the south.

OBSERVATIONS: The parcel being split has a public stormwater management easement in place, according to the recorded plat. The very lowest portion of the parcel, the drainage way, is proposed to stay in NRC while the hillside would be changed to SFR-08. The residential lot would increase from 1.7 acres to 2.6 acres, while the NRC lot would reduce from 1.5 acres down to 0.65 acres.

TOWN PLAN: Minimum lot size for new residential lots is one net acre; the Town plan has no criteria for lot line adjustments.

RESOURCE PROTECTION: There are significant slopes onsite, but there appears to be no construction planned other than a private access for the southern property.

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

TOWN: The Town of Middleton approved on 12/17/19 with no conditions.