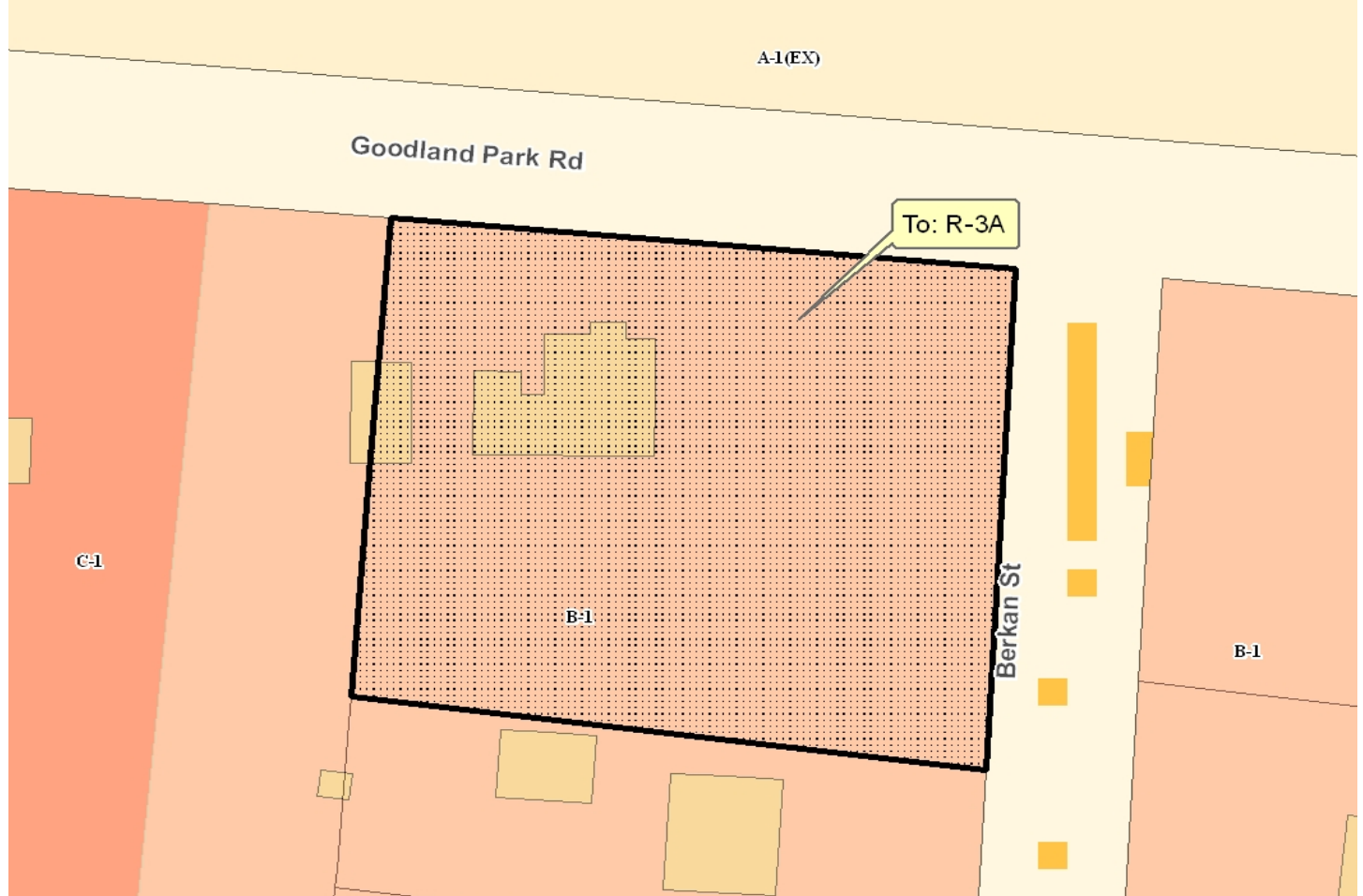




# Staff Report

Zoning and Land Regulation Committee	Public Hearing: <b>August 26, 2014</b>	Petition: <b>Rezone 10722</b>
	Zoning Amendment: <b>B-1 Business District to R-3A Residence District</b>	Town/sect: <b>Dunn Section 08</b>
	Acres: <i>0.86</i> Survey Req. No	Applicant <b>Jacobs Trust</b>
	Reason: <b>Allow multi family to have two single family residence on the property</b>	Location: <b>4437 Goodland Park Road</b>



**DESCRIPTION:** The applicant would like to bring an existing land use into conformance with current zoning regulations. The petition is part of a corrective action for a pending zoning violation.

**OBSERVATIONS:** The property has an existing single-family residence and a large outbuilding on the property. The Zoning Division was notified by the Town of Dunn that an existing outbuilding on the property may have been converted into a residence. An inspection on May 1<sup>st</sup> revealed that the outbuilding was in fact converted to a secondary residence on the property and found in violation with Dane County Code of Ordinances.

The property is located approximately 1000 feet from Lake Waubesa. It is within the Waubesa Limited Urban Service Area (public sewer). 50% of the property consists of Class II soils. No other sensitive environmental features observed.

**TOWN PLAN:** The property is located in the town's "Mixed Use Area". Town plan policies for this area include supporting a variety of residential and neighborhood commercial uses.

**RESOURCE PROTECTION:** There are no areas of resource protection corridor located on the property.

**STAFF:** The proposed rezoning would bring the existing residential use into zoning compliance with current ordinances.

**TOWN:** Approved with no conditions.