



Staff Report

Zoning and Land Regulation Committee

Public Hearing: **July 22, 2014**

Zoning Amendment:

**A-1 Agriculture District to A-2(1)
Agriculture District**

Acres: 1.84

Survey Req. No

Reason:

Creating one residential lot

Petition: **Rezone 10710**

Town/sect:

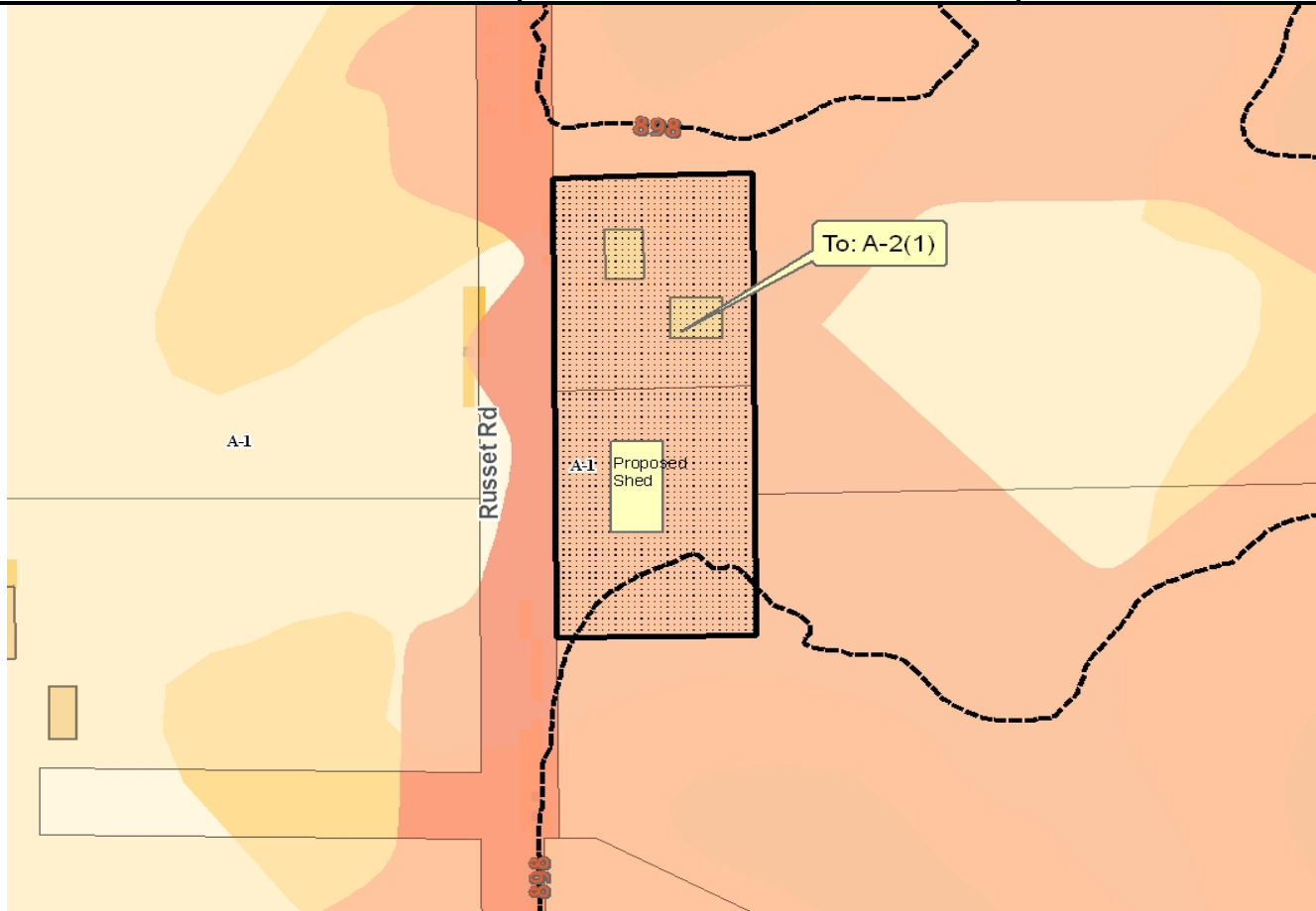
**Bristol
Section 14**

Applicant

Rodney J Weisensel

Location:

**South of 7224 Russet
Road**



DESCRIPTION: The applicant would like to combine his two separate parcels into one to allow an additional accessory building to be constructed on the property. The rezoning will allow an accessory building with a height of 35 feet. Current zoning only allow a 16-foot maximum height for accessory buildings.

OBSERVATIONS: There is an existing single-family dwelling and an accessory building currently on the properties. The properties consist entirely of Class II soils. The 2009 FEMA maps show an undetermined flood hazard area on the property caused by the Maunasha River being 1000 feet to the east. The proposed 2013 FEMA Maps will revise the flood hazard in the area and will set the floodplain boundary to 898 feet. The proposed development will be outside the flood hazard limits.

TOWN PLAN: The subject property is in the *Agricultural Preservation District* of the town of Bristol Plan that has been adopted by the Dane County Board. No new lot is being created.

RESOURCE PROTECTION: The medium orange area shown in the above map shows mapped floodplain, and the dotted line (898' contour line) reflects a more specific detailed analysis of the floodplain showing it located south of the location of the proposed shed.

STAFF: The proposal meets the dimensional standards of the zoning district.

TOWN: Approved.