
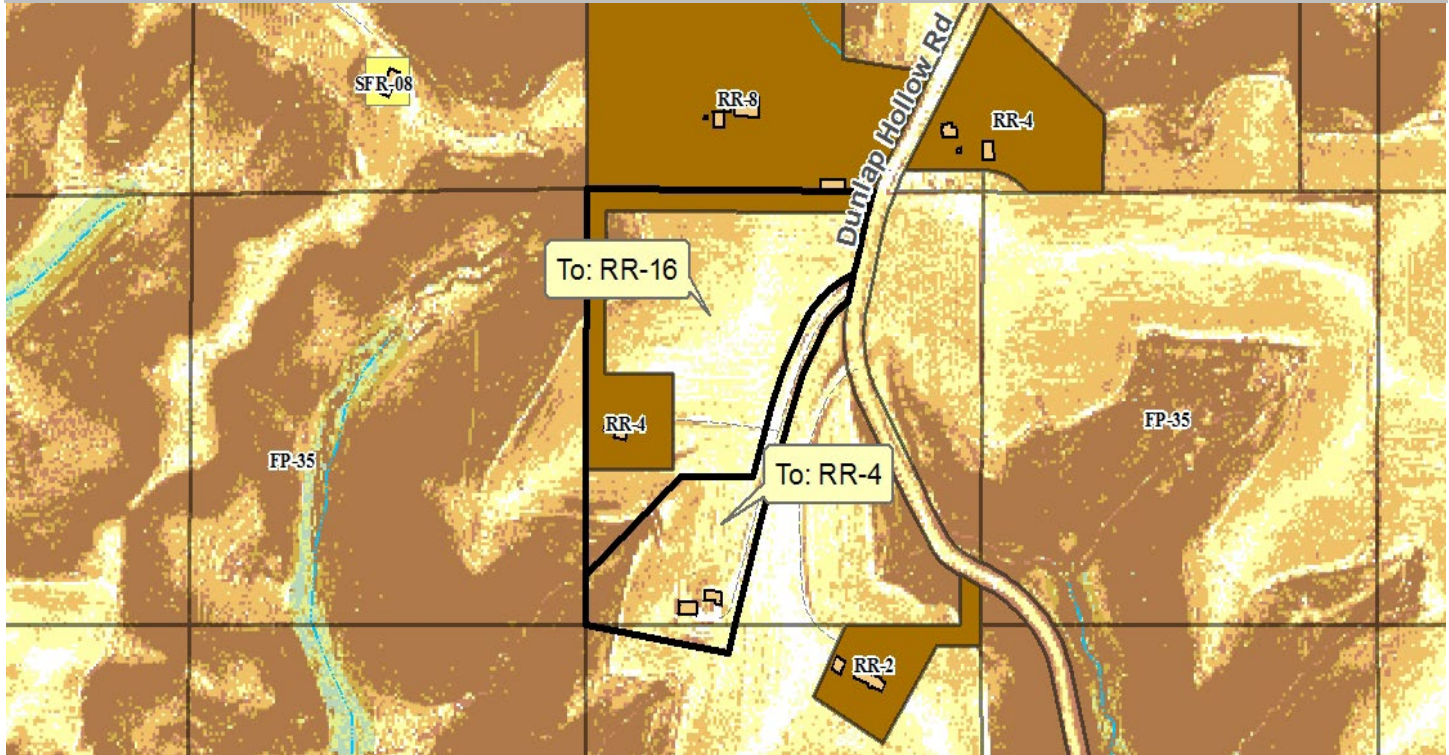


<b>Staff Report</b>    <b>Zoning and Land Regulation Committee</b>	<i>Public Hearing:</i> <b>April 27, 2021</b>		<b>Petition 11673</b>
	<i>Zoning Amendment Requested:</i> <b>RR-4 Rural Residential District TO RR-16 Rural Residential District, FP-35 Farmland Preservation District TO RR-16 Rural Residential District, FP-35 Farmland Preservation District TO RR-4 Rural Residential District</b>		<i>Town/Section:</i> <b>ROXBURY, Section 30</b>
	<i>Size:</i> <b>4.2,12.1,6.1 Acres</b>	<i>Survey Required:</i> <b>Yes</b>	<i>Applicant:</i> <b>STEVEN M BLOECHL</b>
	<i>Reason for the request:</i> <b>reconfiguring lot lines for two existing residences</b>		<i>Address:</i> <b>6687 &amp; 6691 DUNLAP HOLLOW ROAD</b>



**DESCRIPTION:** The applicant wishes to reconfigure the lot lines between 2 existing homes by creating RR-16 and RR-4 lots.

**OBSERVATIONS:** The new RR-4 lot is separating off the original farm home. The existing RR-4 lot is being increased to RR-16, large residential lots run contrary to keeping land in productive agriculture. If the agricultural use is continuing, alternative lot layout and zoning may be an option.

**TOWN PLAN:** The application is in the Agricultural Preservation area of the Town the Town of Roxbury has a 1 home per 35 acres density policy. This proposal creates no new building sites.

**RESOURCE PROTECTION:** There appear to be small resource protection areas related to steep slopes onsite but no new construction is proposed.

**STAFF:** The proposal appears consistent with Town and County comprehensive plans, therefore staff recommends approval. If you have any questions or comments please contact Senior Planner Curt Kodl at (608) 266-4183 or [kodl@countyofdane.com](mailto:kodl@countyofdane.com)

**TOWN:** The Town of Roxbury approved on 3/13/21 with no conditions.