
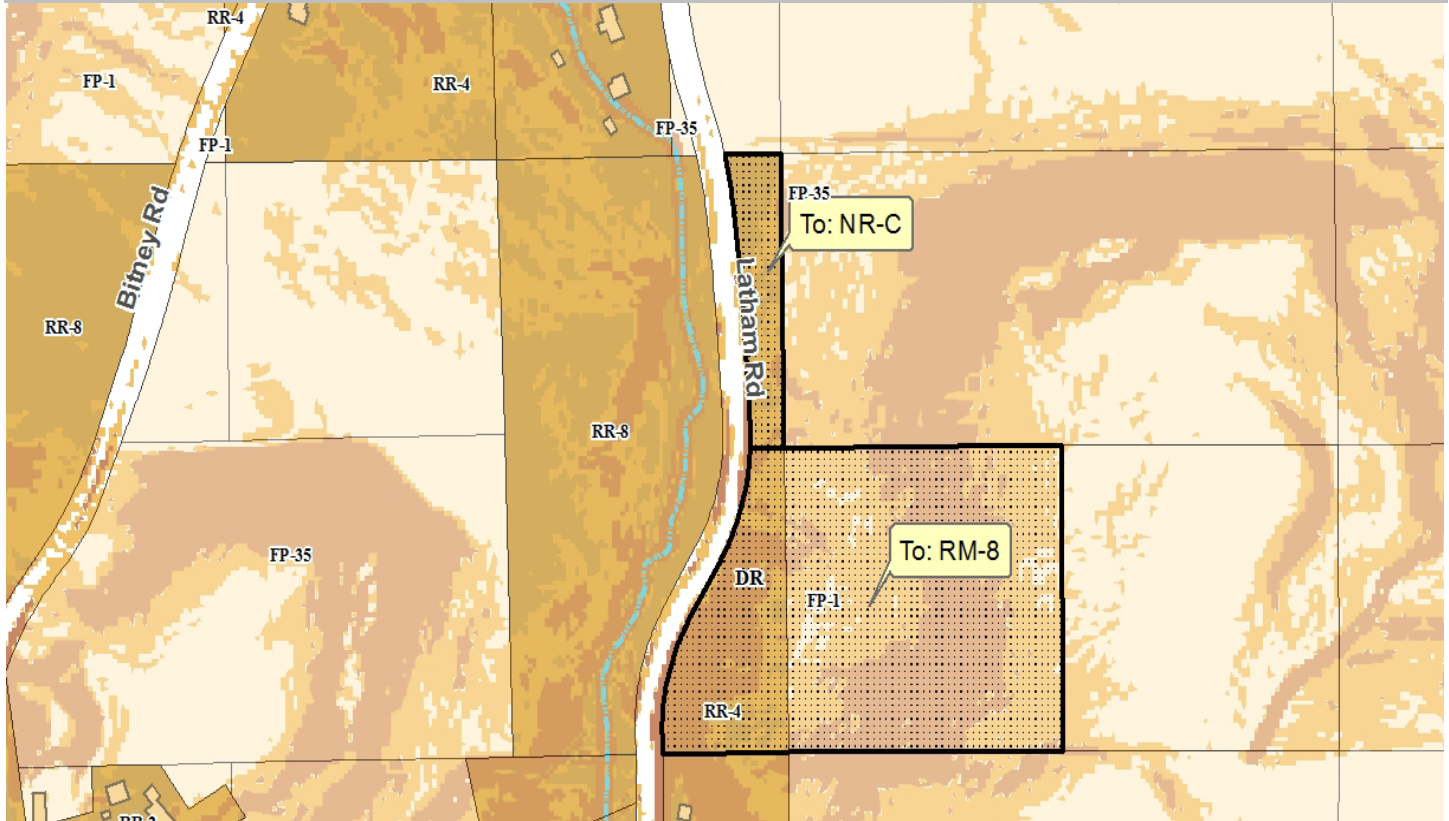


<b>Staff Report</b>    <b>Zoning and Land Regulation Committee</b>	<i>Public Hearing:</i> <b>November 26, 2019</b>		<b>Petition 11491</b>
	<i>Zoning Amendment Requested:</i> <b>RR-4 (Rural Residential, 4 to 8 acres) District TO NR-C (Natural Resource - Conservation) District and RM-8 (Rural Mixed-Use, 8 to 16 acres) District, FP-1 (Small Lot Farmland Preservation) District TO RM-8</b>		<i>Town/Section:</i> <b>DANE, Section 7</b>
	<i>Size:</i> <b>2.03,3.57,10 Acres</b>	<i>Survey Required:</i> <b>Yes</b>	<i>Applicant:</i> <b>STEVEN J JOHNSON</b>
	<i>Reason for the request:</i> <b>Creating one residential lot</b>		<i>Address:</i> <b>NORTH AND EAST OF 7442 LATHAM ROAD</b>



**DESCRIPTION:** The applicant would like to create one residential lot with road access and one unbuildable lot for possible sale.

**OBSERVATIONS:** The 10 acres off the road is a legal non-conforming lot that has a building site per the town plan but no road frontage. The lot adjacent to the road is a deed-restricted residential parcel without the ability to build. The applicant wishes to reconfigure the parcels to create a residential parcel with road access.

**TOWN PLAN:** The property is in the Agricultural Preservation planning area, the Town uses a one dwelling unit per 35 acres density policy. The Town’s legal non-conforming policy: “Allow for one non-farm residence on all parcels which were vacant and less than 35 acres in size (i.e., substandard lots) at the time the Town adopted A-1 Exclusive Agriculture zoning (June 28, 1979). The division of substandard lots is prohibited.”

**RESOURCE PROTECTION:** There are steep slopes on site; the applicant has located a building envelope of less than 12% slope for his proposed home.

**STAFF:** The proposal is consistent with the Town comprehensive plan. The proposed size and use of the lots is consistent with the Dane County zoning ordinance. Any questions: contact Curt Kodl (608)266-1483 or [kodl@countyofdane.com](mailto:kodl@countyofdane.com)

**TOWN:** The Town approved with no conditions.