
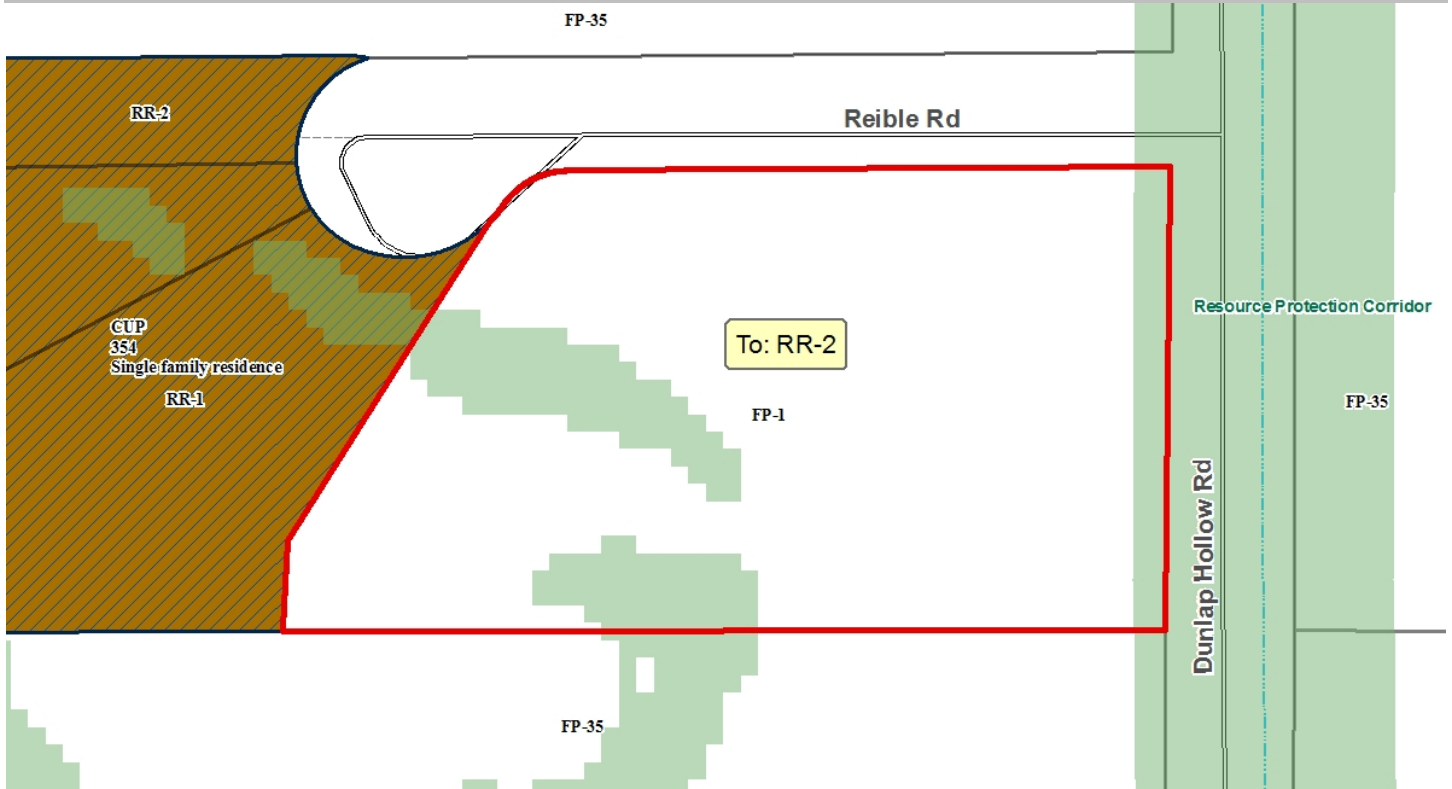


Staff Report  Zoning and Land Regulation Committee	Public Hearing: May 23, 2023	Petition 11945	
	<i>Zoning Amendment Requested:</i> FP-1 Farmland Preservation District TO RR-2 Rural Residential District		<i>Town/Section:</i> ROXBURY, Section 19
	<i>Size:</i> 2.6 Acres	<i>Survey Required:</i> No	<i>Applicant</i> HOWARD H HANSON JR
	<i>Reason for the request:</i> Zoning to allow for residential use		<i>Address:</i> EAST OF 9265 REIBLE ROAD



DESCRIPTION: Applicant Howard Hanson wants to rezone a vacant CSM lot from FP-1 to RR-2, to enable residential use.

OBSERVATIONS: The four lots on Reible Road were created with CSM #3364 in 1979, right before the town adopted farmland preservation zoning. Staff has reviewed the lot’s zoning history and verified with the Town of Roxbury that the lot was a legally created developable lot and that residential use would comport with town policies. The CSM was filed before the Towns adoption date but approved after, as is often the case with deadlines, anything considered “in process” need only comply with the rules that were in place when the process is started.

TOWN PLAN: The proposal is in the Agricultural Preservation planning area for the Town of Roxbury. Town Policy that applies in this case: “Allow for a total of one new dwelling unit on all such parcels that were less than 35 acres in size... and do not contain an existing dwelling unit.” This proposal is consistent with the Town Plan. (For questions about the town plan, contact Senior Planner Curt Kodl at (608) 266-4183 or kodl@countyofdane.com)

RESOURCE PROTECTION: There are resource protection corridors mapped on the property reflecting steep slopes. No concerns with the proposed zoning.

TOWN ACTION: On April 3rd, the Town Board recommended approval of the rezone with no conditions.

STAFF RECOMMENDATION: Pending any comments at the public hearing, Staff recommends approval of the rezone with no conditions. Any questions about this petition or staff report please contact Rachel Holloway at (608) 266-9084 or holloway.rachel@countyofdane.com