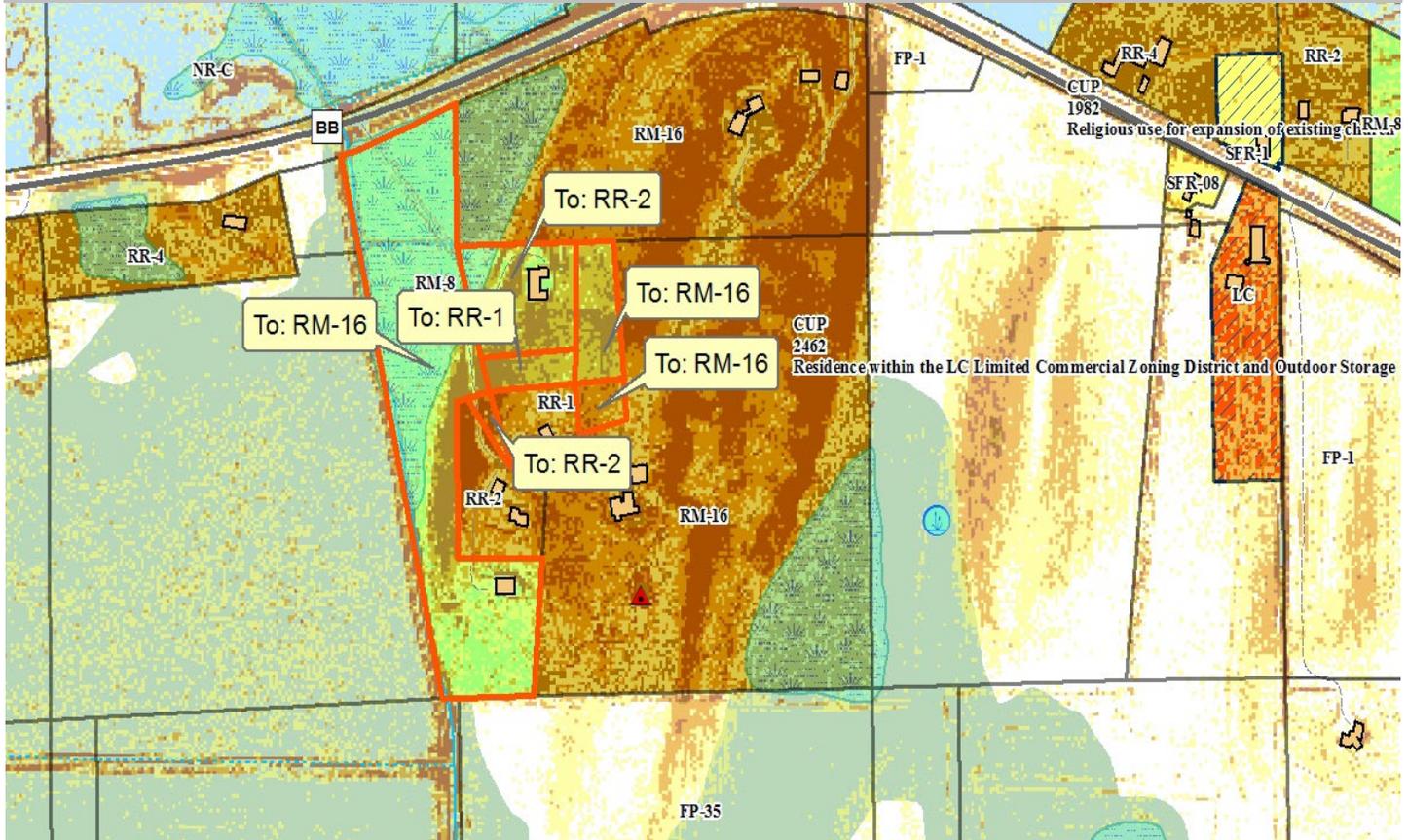


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| Staff Report  Zoning and Land Regulation Committee | <i>Public Hearing:</i> June 22, 2021 | Petition 11701 | |
| | <i>Zoning Amendment Requested:</i> RM-8 Rural Mixed-Use District TO RM-16 Rural Mixed-Use District, RR-1 Rural Residential District TO RR-2 Rural Residential District, RR-1 Rural Residential District TO RM-16 Rural Mixed-Use District, RM-8 Rural Mixed-Use District TO RR-2 Rural Residential | | |
| | <i>Size:</i> 11.597,0.216,0.469,2.548,0.685 Acres | <i>Survey Required:</i> Yes | <i>Applicant:</i> BRUCE T GJERMO |
| | <i>Reason for the request:</i> RECONFIGURING FOUR CSM LOTS | | <i>Address:</i> 275 COUNTY HWY BB |



DESCRIPTION: Applicants propose to reconfigure the boundaries of 4 existing rural residential parcels. The parties involved with this petition are all related and are requesting the new configuration in order to facilitate estate planning. This proposal follows a similar one completed in 2019.

OBSERVATIONS: Surrounding land uses include forest land, agriculture/open space, and scattered rural residences. The property is in a wooded glacial drumlin area. No new development is proposed.

Only the ~40 acre RM-16 proposed lot 4 would have public road frontage. All lots currently share driveway access via a shared driveway access agreement. Because only one of the lots has road frontage, the proposal will require a waiver to the 66' of road frontage requirement in the subdivision ordinance.

TOWN PLAN: The property is located in the town's agricultural preservation area.

RESOURCE PROTECTION: Areas of resource protection corridor associated with steep slope topography and mapped wetlands are located on the property. No new development is proposed.

DANE COUNTY HIGHWAYS: CTH BB is not a controlled access highway. No new accesses will be permitted due to rezone. No additional traffic expected due to rezone.

STAFF: The property is not eligible for any additional splits, as prior zoning approvals have exceeded the town's density limitation. The proposed lot reconfiguration will not result in any change in existing land uses. There is an existing shared driveway access easement agreement in place. Owners may need to record an amendment to the existing agreement to reflect the change in lot boundaries / ownership.

Note that no new access is being requested to CTH BB.

Pending any questions or concerns raised at the ZLR Public Hearing, staff finds the proposal to be reasonably consistent with applicable town plan policies and recommends approval.

Any questions about this petition or staff report please contact Majid Allan at (608) 267-2536 or allan@countyofdane.com

TOWN: Approved