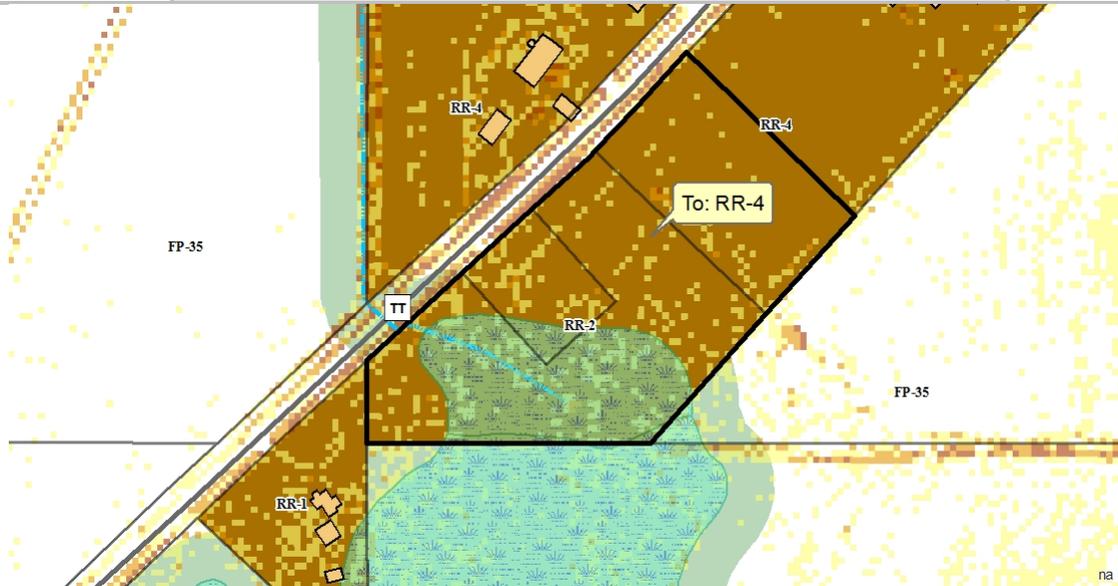


Staff Report  Zoning and Land Regulation Committee Questions? Contact: Majid Allan: 267-2536 allan@countyofdane.com	<i>Public Hearing:</i> October 27, 2020	Petition 11609
	<i>Zoning Amendment Requested:</i> RR-2 Rural Residential District TO RR-4 Rural Residential District	<i>Town/Section:</i> MEDINA, Section 18
	<i>Size:</i> 4.2 Acres	<i>Survey Required:</i> Yes
<i>Reason for the request:</i> consolidating lots to create a buildable residential lot		<i>Address:</i> SOUTH OF 5718 COUNTY HWY TT



DESCRIPTION: Applicant proposes to consolidate and modify existing parcel boundaries within an existing 3 lot Certified Survey held in single ownership. The proposed rezoning and 2 lot Certified Survey Map would result in a new 6-acre RR-4 (Rural Residential) parcel for sale / future development, with the owner retaining the existing residence on a 4.1 acre RR-4 parcel.

OBSERVATIONS: Existing uses of the property are rural residential and open space. Surrounding land uses are rural residential and ag / open space. An area of wetlands is present on the southerly ~2 acres of the property. The wetlands and associated 75' buffer area complicate development of the parcels as they are currently configured.

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

DANE COUNTY HIGHWAY DEPT: CTH TT is not a controlled highway. Any changes in use of existing access or new points of access will require a permit. Joint use access will be required where possible. Estimate 10 trips per day due to rezone.

RESOURCE PROTECTION: An area of resource protection corridor associated with mapped wetlands and wetland 75' buffer area are present on the property. The reconfiguration will provide a suitable area of upland on which to build a future residence outside of the environmentally sensitive area.

STAFF: The proposal appears reasonably consistent with town plan policies. The proposal will create a more suitable lot design than currently exists given the presence of wetlands on a portion of the property.

Staff recommends approval of the petition with no conditions.

TOWN: Approved with no conditions.