
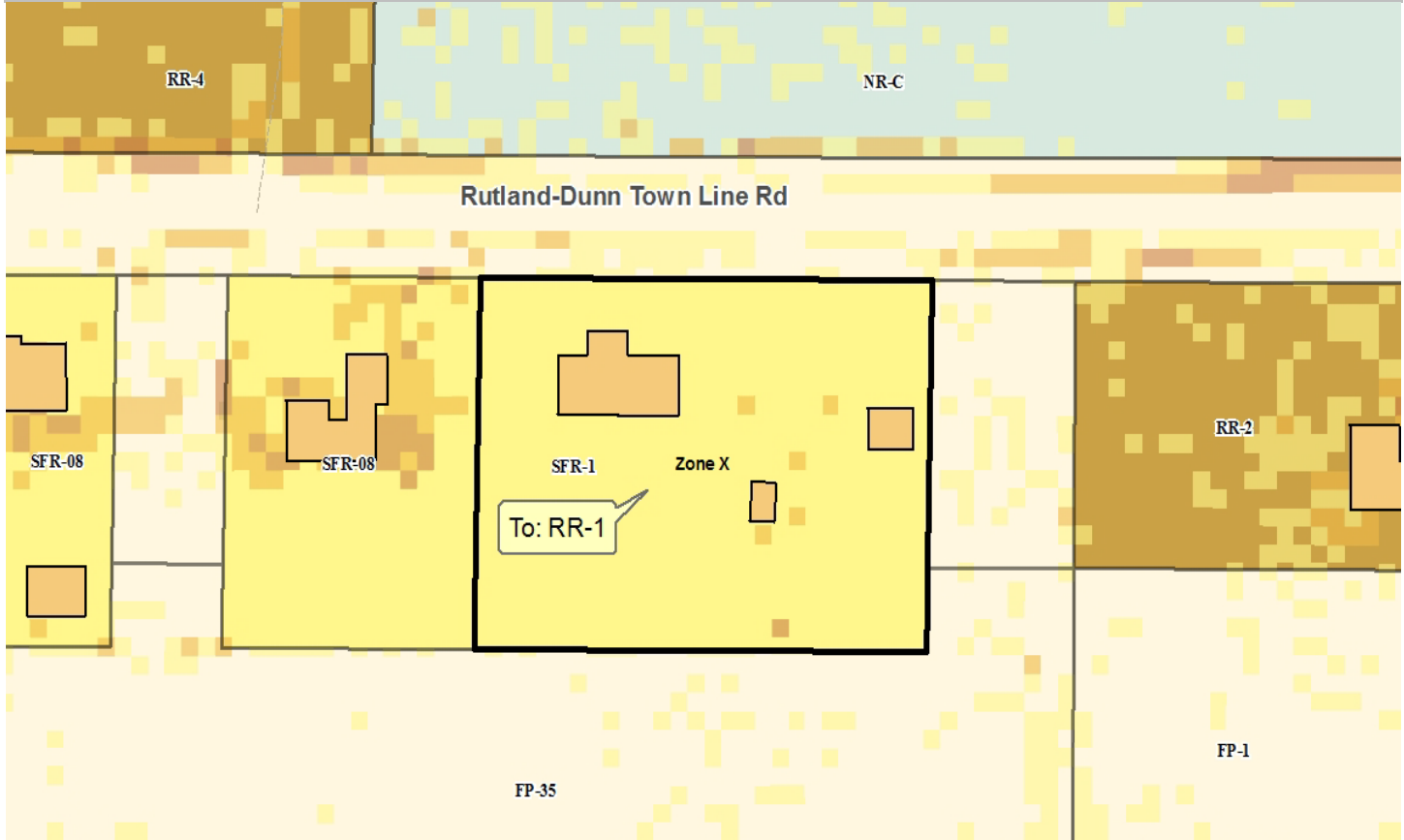


<b>Staff Report</b>    <b>Zoning and Land Regulation Committee</b>  <b>Questions? Contact:</b> <b>Majid Allan – 267-2536</b> <a href="mailto:allan@countyofdane.com">allan@countyofdane.com</a>	<i>Public Hearing:</i> <b>June 23, 2020</b>	<b>Petition 11561</b>	
	<i>Zoning Amendment Requested:</i> <b>SFR-1 (Single Family Residential, 1 to 2 acres) District TO RR-1 (Rural Residential, 1 to 2 acres) District</b>	<i>Town/Section:</i> <b>DUNN, Section 31</b>	
	<i>Size:</i> <b>1.238 Acres</b>	<i>Survey Required:</i> <b>No</b>	<i>Applicant:</i> <b>JACLYN E TRACY</b>
	<i>Reason for the request:</i> <b>REZONE TO EXCEED SIZE LIMIT FOR AN ACCESSORY BUILDING. (EXCEED 100% OF THE AREA OF THE FOOTPRINT OF THE PRINCIPAL RESIDENCE)</b>		<i>Address:</i> <b>4727 RUTLAND-DUNN TOWN LINE ROAD</b>



**DESCRIPTION:** Applicant requests a zoning change from SFR-1 (Single Family Residential) to RR-1 (Rural Residential) on the existing 1.2 acre residential parcel. The zoning change would allow for the planned construction of a 2,800 square foot accessory building that would exceed the square footage allowance under the current SFR-1 zoning. The total square footage of accessory buildings cannot exceed 100% of the square footage of the principal residence in the SFR-1 district. By contrast, the RR-1 district places a lot coverage limit of 30% for all structures.

**OBSERVATIONS:** Current land use of the property is residential. Surrounding land uses are residential, rural residential, agriculture / open space, and religious (Hillcrest Bible Church located approximately 500’ west). No sensitive environmental features observed.

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

**RESOURCE PROTECTION:** No resource protection corridors located on the property.

**STAFF:** The proposed rezoning to RR-1 appears consistent with town plan policies and surrounding land uses. The town has approved the petition with a condition indicating that the planned accessory building cannot be used for storage of business related materials or business use. Staff recommends approval with the following condition:

1. Applicant shall record a deed restriction on the RR-1 zoned property prohibiting the accessory building from being used for the storage of business-related materials or for business use.

**TOWN:** The Town Board approved the petition conditioned upon a deed restriction being place on the property to prohibit the accessory building from being used for the storage of business-related materials or for business use.