
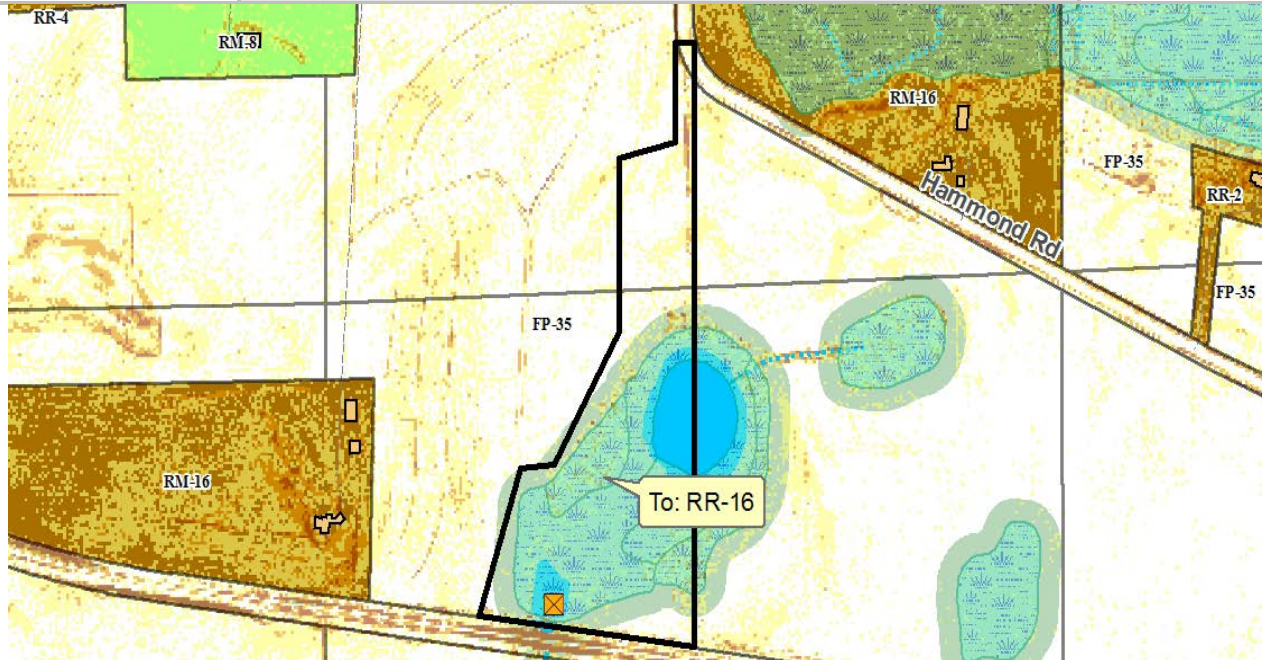


<b>Staff Report</b>    <b>Zoning and Land Regulation Committee</b>  <b>Questions? Contact:</b> <b>Majid Allan: 267-2536</b> <a href="mailto:allan@countyofdane.com">allan@countyofdane.com</a>	<i>Public Hearing:</i> <b>January 26, 2021</b>	<b>Petition 11636</b>	
	<i>Zoning Amendment Requested:</i> <b>FP-35 Farmland Preservation District TO RR-16 Rural Residential District</b>	<i>Town/Section:</i> <b>DUNKIRK, Section 25</b>	
	<i>Size:</i> <b>16.4 Acres</b>	<i>Survey Required:</i> <b>Yes</b>	<i>Applicant:</i> <b>SCOTT L SCHIEDT</b>
	<i>Reason for the request:</i> <b>Creating one residential lot</b>		<i>Address:</i> <b>SOUTHWEST OF 1728 HAMMOND ROAD</b>



**DESCRIPTION:** Applicant proposes to create a new 16 acre RR-16 (Rural Residential) zoned parcel for future development.

**OBSERVATIONS:** Current land use of the property is agriculture / open space. Surrounding land uses are agriculture / open space and scattered rural residences. The property would be accessed via a 300’ +/- driveway connecting to a town road (Hammond Road). There is an unnamed pond with associated wetlands located on the southern half of the property. Given the location of pond and wetlands/wetland buffer, the actual buildable area of the property is around 3.5 acres.

**TOWN PLAN:** The property is located in an agricultural preservation area per the town/county comprehensive plan.

**RESOURCE PROTECTION:** There is an area of resource protection corridor on the property associated with the mapped pond and wetland / 75’ wetland buffer area. Structural development is not permitted within the resource protection area.

**STAFF:** As indicated on the attached density study report, the property remains eligible for 2 possible density units or “splits”. If the petition is approved, one possible split will remain available. Town plan policies seek to site development in a manner that is least disruptive to agricultural operations. Given the relatively poor soil quality and location along the easterly property boundary, the proposed lot appears reasonably consistent with adopted plan policies.

**TOWN:** The Town Board approved the petition with no conditions.