



Notice of Public Hearing

Zoning and Land Regulation Committee

Public Hearing: **July 25, 2017**

Petition: **Petition 11163**

Zoning Amendment:
A-1EX Agriculture District TO RH-1 Rural Homes District and A-4 Agriculture

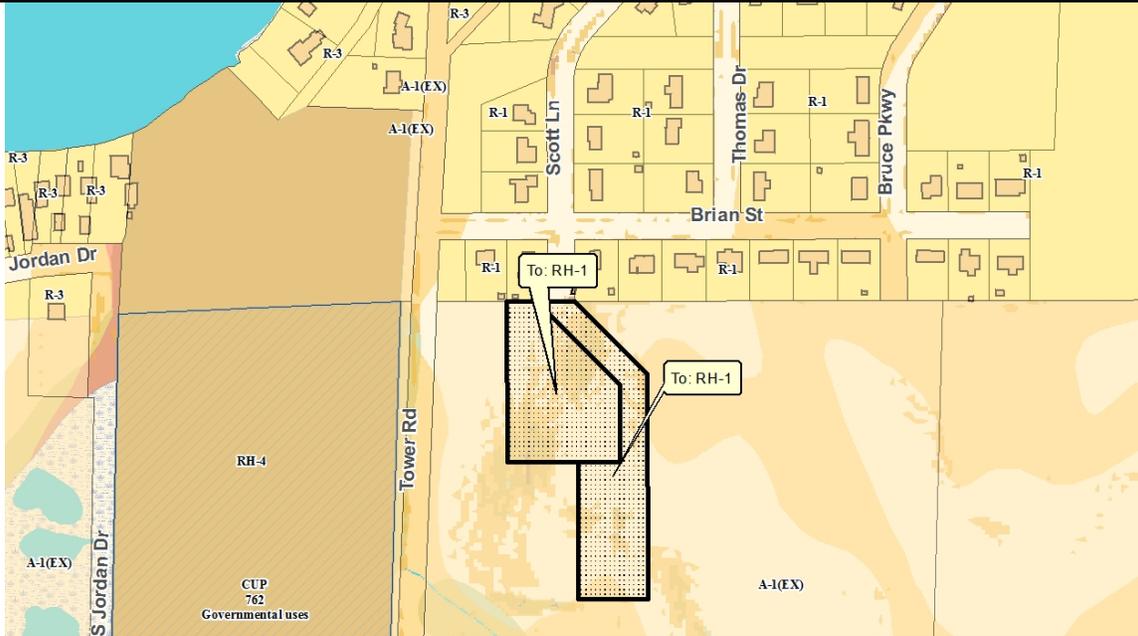
Town/sect:
DUNN, Section 16

Acres: 4.02
Survey Req. Yes

Applicant
MARA K ZIMMERMAN

Reason:
Creating two residential lots

Location:
EAST OF 4203 TOWER RD.



DESCRIPTION: Applicant proposes to create two new 2-acre residential lots with access via a shared driveway connecting to Scott Lane.

OBSERVATIONS: A small area of steep slope topography over 12% grade bisects a portion of proposed lot 2. The lots are positioned atop a small hill and there appears to be suitable building envelopes on both proposed parcels. No other sensitive environmental features observed.

TOWN PLAN: The property is located in the town's agricultural preservation area. New development limited to one lot per 35 acres owned as of 9/1/1979.

RESOURCE PROTECTION: A small area of resource protection corridor associated with slopes over 12% grade is located on a portion lot 2.

STAFF: As indicated on the density study report, the property remains eligible for 3 possible splits. The proposal appears reasonably consistent with town policies. If the petition is approved, it appears 1 possible split will remain available.

7/25 ZLR: The petition was postponed due to no town action.

STAFF UPDATE: The applicant has been working with the Town of Dunn in order to comply with site design requirements, comprehensive plan policies, and land division requirements. The proposal has been revised by adding a cul-de-sac bulb at the end of Scott Lane and adjusting the lots to allow for road frontage. See revised CSM.

TOWN: Approved with no conditions.

NOTICE: The Town's Zoning District Maps will be revised at the end of the year as part of a zoning code update. Established zoning will be updated to the most similar zoning district. The **RH zoning** will be automatically changed to the **RR district**.

See update info at: https://plandev.countyofdane.com/zoning/comprehensive_revision_special_projects.aspx