



# Staff Report

Public Hearing: **December 11, 2017**

Petition: **Petition 11224**

Zoning Amendment:  
**RH-3 Rural Homes District TO  
RH-2 Rural Homes District**

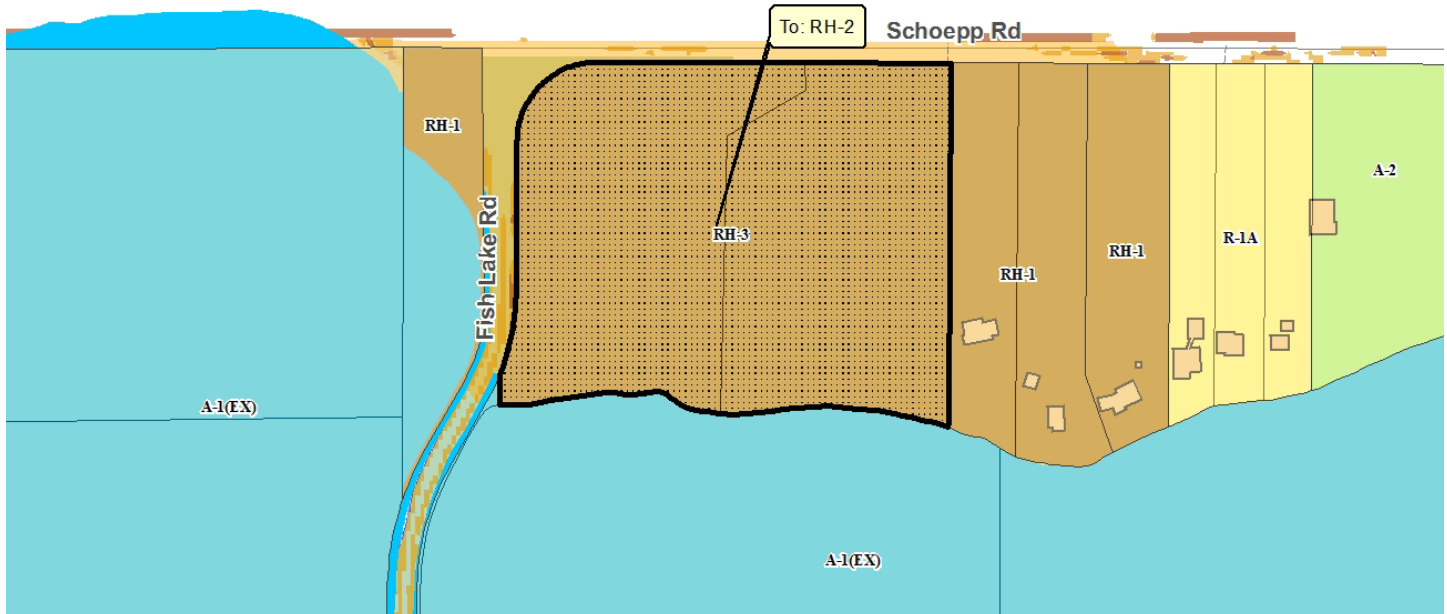
Town/sect:  
**ROXBURY, Section 3**

Acres: 16.04  
Survey Req. Yes  
Reason:  
**CREATING FOUR RESIDENTIAL  
LOTS**

Applicant  
**PROPERTIES ON FISH  
LAKE LLC**

Location:  
**WEST OF 8623  
SCHOEPP ROAD**

Zoning and Land Regulation Committee



**DESCRIPTION:** The applicant would like to create 4 residential lots from 2 existing residential lots.

**OBSERVATIONS:** The property consists of two vacant residential lots. 60% of the property is being use as an agricultural field while the southerly 40% is wooded. The southern edge of the property, along Fish Lake, has steep slope topography. The northerly ¼ of the property consists of Class II soils. Development of the property will need to adhere to shoreland regulations.

In 2012, a request was submitted to divide the property into 3 lots. The request was denied due to flooding concerns.

Since that time, the Wisconsin DNR studied the flood hazard aspects of the lake. A base flood elevation of 869.7 feet has been established for the area and is reflected in the currently adopted FEMA Flood Insurance Rate Maps. In a 100-year flood event, approximately 160 feet of the southerly portion of the land would be inundated with flood waters. See attached map. Dry land access would be provided via Schoepp Road in a flood event.

**TOWN PLAN:** The Roxbury Comprehensive Plan identifies the property as part of a Rural Development Area. There is a minimum of a 1-acre lot size in the Rural Development area. Larger lot sizes may be needed due to environmental features of the property.

**RESOURCE PROTECTION:** There is an area of resource protection on the property which aligns with the 100-year Base Flood Elevation.

**STAFF:** It appears that the past flooding concerns have been addressed by the establishment of a Base Flood Elevation by FEMA and the DNR. The proposal meets the dimensional standards of the zoning district and appears consistent with the town comprehensive plan policies.

Staff suggests placing a deed restriction on the property that limits residential development above the 870-foot elevation mark.

**TOWN:** Approved with no conditions.