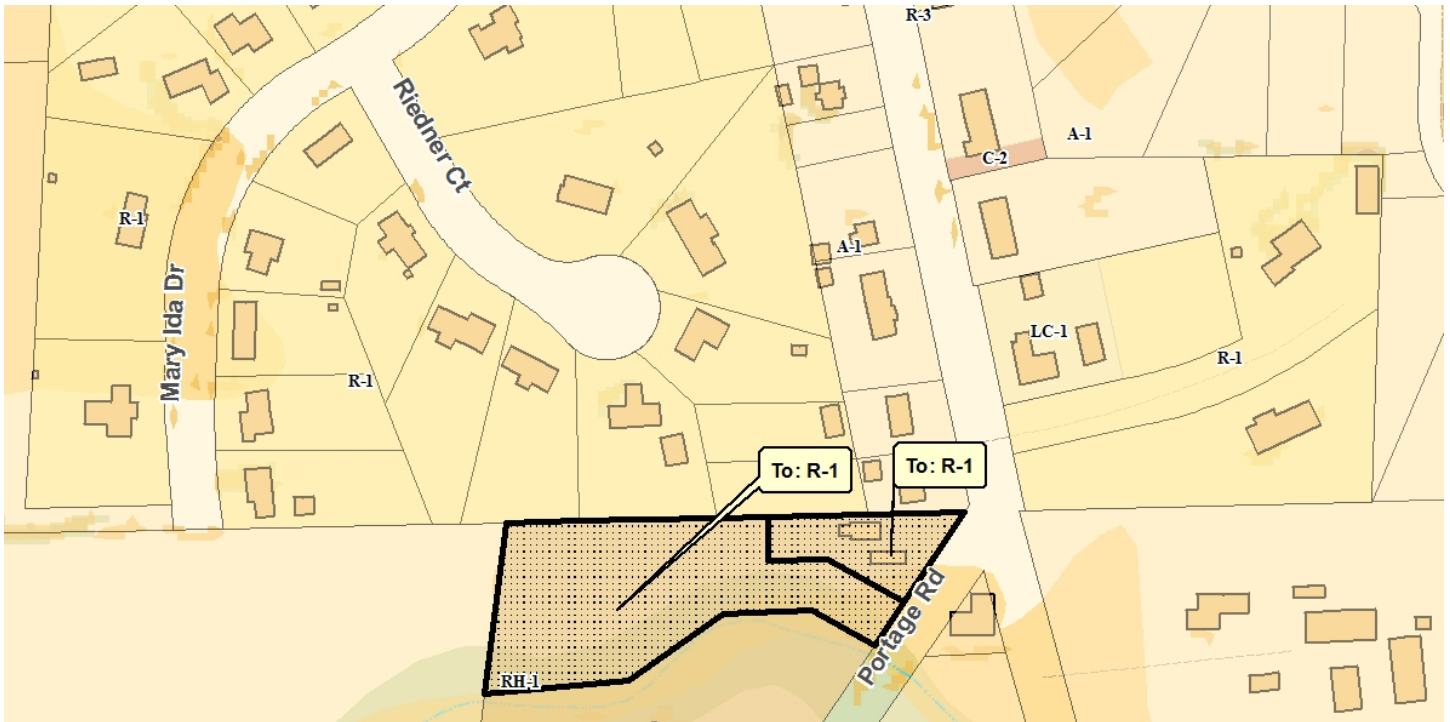




Staff Report

<i>Public Hearing:</i> May 22, 2018	<i>Petition:</i> Petition 11284
<i>Zoning Amendment:</i> RH-1 Rural Homes District TO R-1 Residence District, RH-1 Rural Homes District TO R-1 Residence District	<i>Town/sect:</i> BURKE, Section 3
<i>Acres:</i> 0.41, 1.82 <i>Survey Req.</i> Yes	<i>Applicant</i> EXPERIOR PROPERTIES LLC
<i>Reason:</i> Creating two residential lots	<i>Location:</i> 6265 PORTAGE RD

Zoning and Land Regulation Committee



DESCRIPTION: The applicant wishes to create two residential lots, one for an existing dwelling and the second for future residential development. One lot will be less than an acre and the other just under 2 acres.

OBSERVATIONS: There is an existing house on the property. The on-site septic system is located just south of the house. The subject property is surrounding by single family residential uses.

TOWN PLAN: The subject property is located in the low density residential land use district of the town of Burke Comprehensive Plan.

OTHER AGENCIES: The City of Madison noted that the petition is inconsistent with the Cooperative Plan with the Town of Burke, Village of DeForest, and the City of Sun Prairie which requires that divisions of land in the Town shall require approval by both the City and the Town, with the exception that a 5 acre parcel or larger can be split into two residential lots. This proposal would split an existing parcel that is less than 5 acres into two lots. Therefore, City approval is required.

DEPT OF HEALTH: It appears that the land division will separate the existing home from the existing septic system. The owner will need to verify that the septic will remain on the same parcel as the house or record the appropriate easement.

RESOURCE PROTECTION: It was determined that the possible intermittent stream located along the southern boundary of the larger parcel is not navigable.

STAFF: Staff is concerned that a future driveway may disrupt the function of the existing septic. The certified survey map should reflect the exact position of the septic system and an acceptable route for a driveway. If the petition is approved, Staff suggests that a septic system easement and a share driveway easement be required to be recorded with the Register of Deeds.

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