
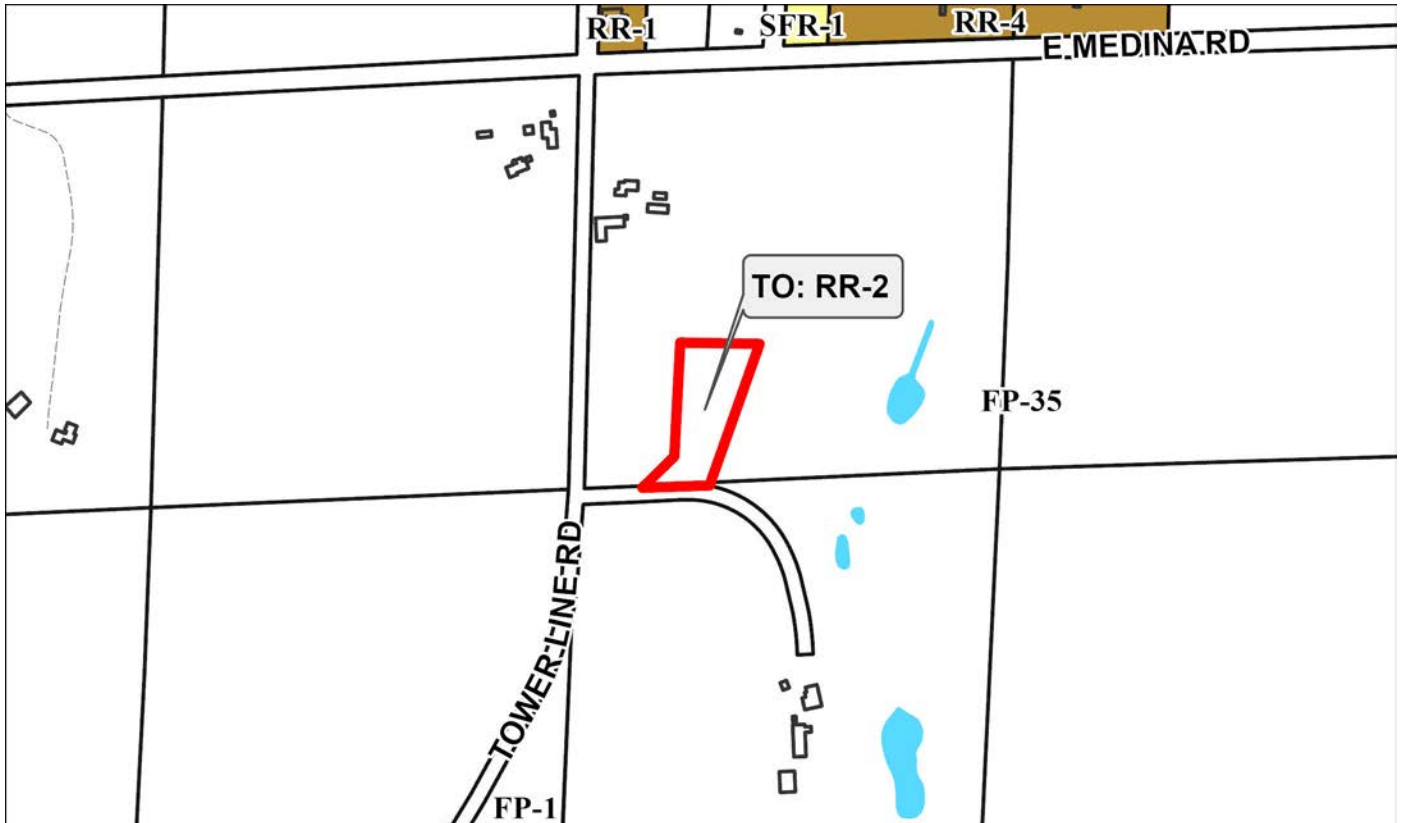


Staff Report  Zoning & Land Regulation Committee	<u>Public Hearing:</u> December 17, 2024		Petition 12122
	<u>Zoning Amendment Requested:</u> FP-35 Farmland Preservation District TO RR-2 Rural Residential District		<u>Town, Section:</u> MEDINA, Section 35
	<u>Size:</u> 2 Acres	<u>Survey Required:</u> Yes	<u>Applicant:</u> PHILLIP AND LEAOTA BRAITHWAITE
	<u>Reason for the request:</u> Creating one residential lot		<u>Address:</u> NORTH OF 4952 TOWER LINE RD



DESCRIPTION: Phillip and Leaota Braithwaite propose to create one residential lot with RR-2 zoning for family members to build a home. The lot would be created with a one-lot certified survey map (CSM).

OBSERVATIONS: The proposed lot meets county ordinance requirements for lot size, lot width, and public road frontage.

The town road is informally known as Gladys Road and is currently a public road easement. It is not fully dedicated public right-of-way, and does not have an official name in County records. The road will need to be formally named as part of the CSM process. In addition, when the second house is constructed, both the new home and the existing home to the south at 4952 Tower Line Road will need to be re-addressed on this town road.

COMPREHENSIVE PLAN: This rezone is consistent with the Comprehensive Plan. For questions about the town plan, contact Senior Planner Majid Allan at (608) 267-2536 or Allan.Majid@danecounty.gov.

RESOURCE PROTECTION: There are no sensitive environmental features on or within 75 feet of the proposed lot. There are DNR mapped wetlands less than 300 feet away to the east; this does not impact the development of the lot.

TOWN ACTION: On November 13th the Town Board recommended approval with no special conditions.

STAFF RECOMMENDATION: Pending any comments at the public hearing, staff recommends approval of the rezone subject to the applicant recording the CSM for the lot and the following conditions:

1. The road shall be formally named by the Town of Medina as part of the CSM process, so that it appears on County maps.
2. Prior to issuing a zoning permit for the new house on the lot proposed with Rezone petition 12122, new addresses shall be assigned for both the new home and the existing home at 4952 Tower Line Rd.

Please contact Rachel Holloway at (608) 266-9084 or holloway.rachel@danecounty.gov if you have questions about this petition or staff report.