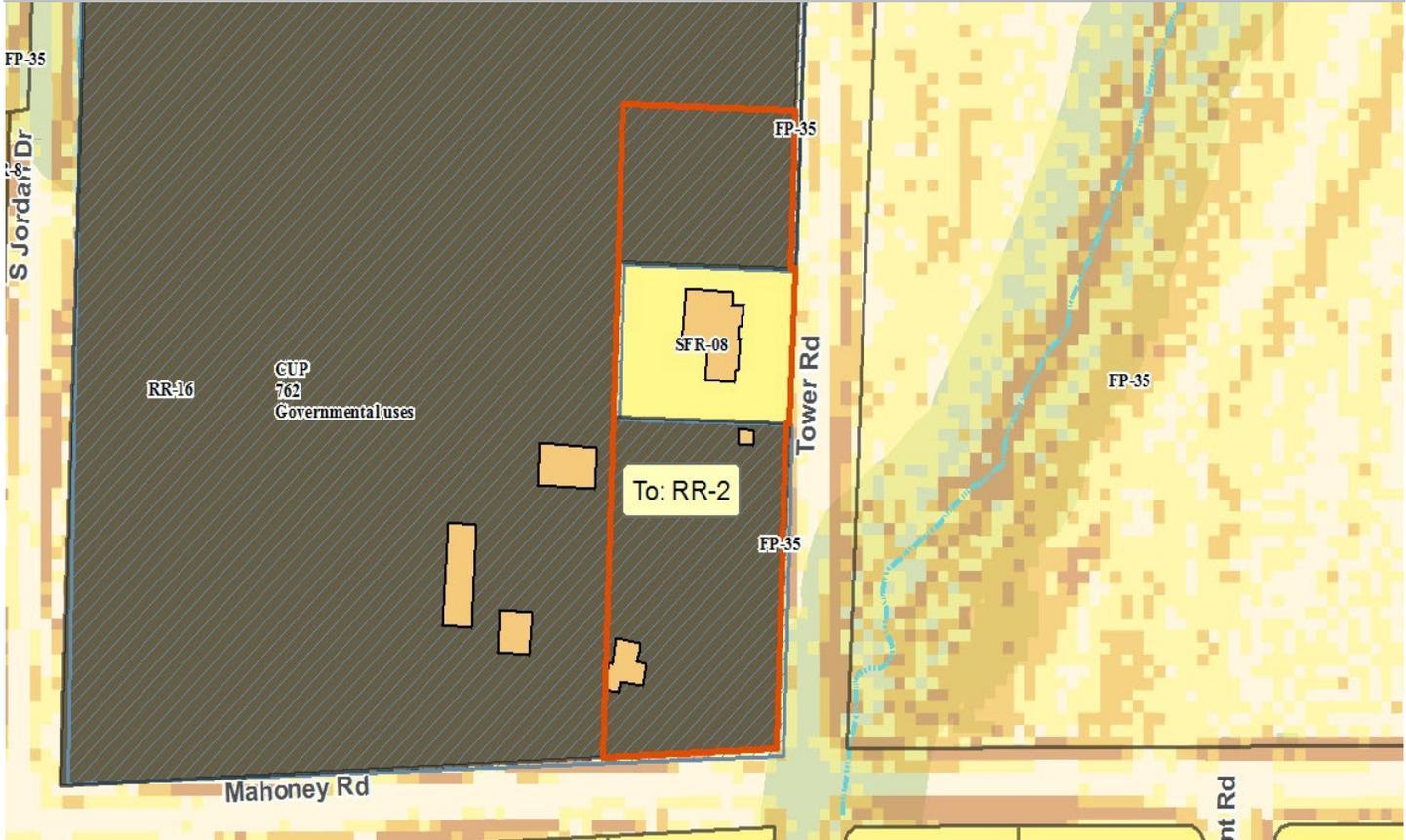


Staff Report  Zoning and Land Regulation Committee	<i>Public Hearing:</i> September 28, 2021		Petition 11744
	<i>Zoning Amendment Requested:</i> SFR-08 Single Family Residential District TO RR-2 Rural Residential District, RR-16 Rural Residential District TO RR-2 Rural Residential District		<i>Town/Section:</i> DUNN, Section 17
	<i>Size:</i> .47,1.53 Acres	<i>Survey Required:</i> Yes	
	<i>Reason for the request:</i> Shifting of property lines between adjacent land owners		<i>Applicant:</i> RON and CATHERINE HASSLINGER
			<i>Address:</i> 2525 TOWER ROAD



DESCRIPTION: This is a reapplication of previously approved rezone [petition #11576](#) which became null and void due to failure to meet the recording deadline for required documents (deed restriction and Certified Survey Map).

Applicants own an existing ~.5 acre SFR-08 residential parcel and propose to expand the lot to 2 acres by acquiring 1.5 acres from the adjoining property owner (Siewart) whose 18.5 acre lot will retain the current RR-16 zoning. RR-2 Rural Residential zoning is requested for the applicants' expanded lot. The existing residence on the neighbor's RR-16 parcel would be removed.

OBSERVATIONS: The existing residence on the RR-16 parcel is located within the 1.5 acres that would be transferred to the applicants (Hasslingers). That residence would be removed from the property, with Siewart proposing a new building location on the RR-16 parcel *outside* of the town's sanitary sewer service area. Existing land uses are residential and agriculture/open space. Surrounding land uses are ag/open space, rural residential, and the Waubesa Heights residential subdivision. A small area of steep slope topography over 12% grade is present on the RR-16 parcel.

TOWN PLAN: The property is located in the town's agricultural preservation area. The existing SFR-08 lot and the southeastern corner of the RR-16 property are within the town's limited service area.

RESOURCE PROTECTION: An area of resource protection corridor associated with the small area of steep slopes is present on the RR-16 property.

STAFF: The proposal appears reasonably consistent with town plan policies. If it has not occurred already, as indicated above, the existing residence on the RR-16 parcel will be removed from the property. Siewart, owner of the RR-16 parcel intends to construct a new residence elsewhere on the property, to be served by a private onsite septic system. Future development of a new residence will need to comply with town siting standards.

The town's action on the previous proposal under petition 11576 included the following conditions:

1. The existing home at 4240 Mahoney Road shall be removed prior the rezone becoming effective.
2. A building and driveway envelope shall be depicted on the Certified Survey Map on the proposed 17-acre lot. A note shall be added to the CSM to identify that "all buildings and driveways constructed on the property shall be located within the building envelope area".
3. A deed restriction shall be recorded on both properties stating the following:
 - a. Future land divisions of the properties are prohibited.
 - b. The housing density rights have been exhausted per the Town of Dunn Comprehensive Plan policies. Further residential development of the properties is prohibited.
 - c. There shall be one single family residence per lot.
 - d. The land uses on the properties shall be limited exclusively to the following:
 - i. One single family home one per parcel
 - ii. Small-scale farming
 - iii. Residential accessory buildings
 - iv. Home occupations
 - v. Incidental room rental
 - vi. Foster homes for less than five children
 - vii. Undeveloped natural resource and open space areas
 - viii. Utility services associated with a permitted use
 - ix. Transportation, utility, communication, or other use required by law
 - x. Conditional Uses listed under the Rural Residential Zoning District may also be allowed if obtained through the conditional use permit process.

Staff recommends approval of the petition with any/all conditions that may be required by the town of Dunn. Any questions about this petition or staff report please contact Majid Allan at (608) 267-2536 or allan@countyofdane.com

TOWN: Approved with same conditions as previous petition 11576 (see attached and above).