
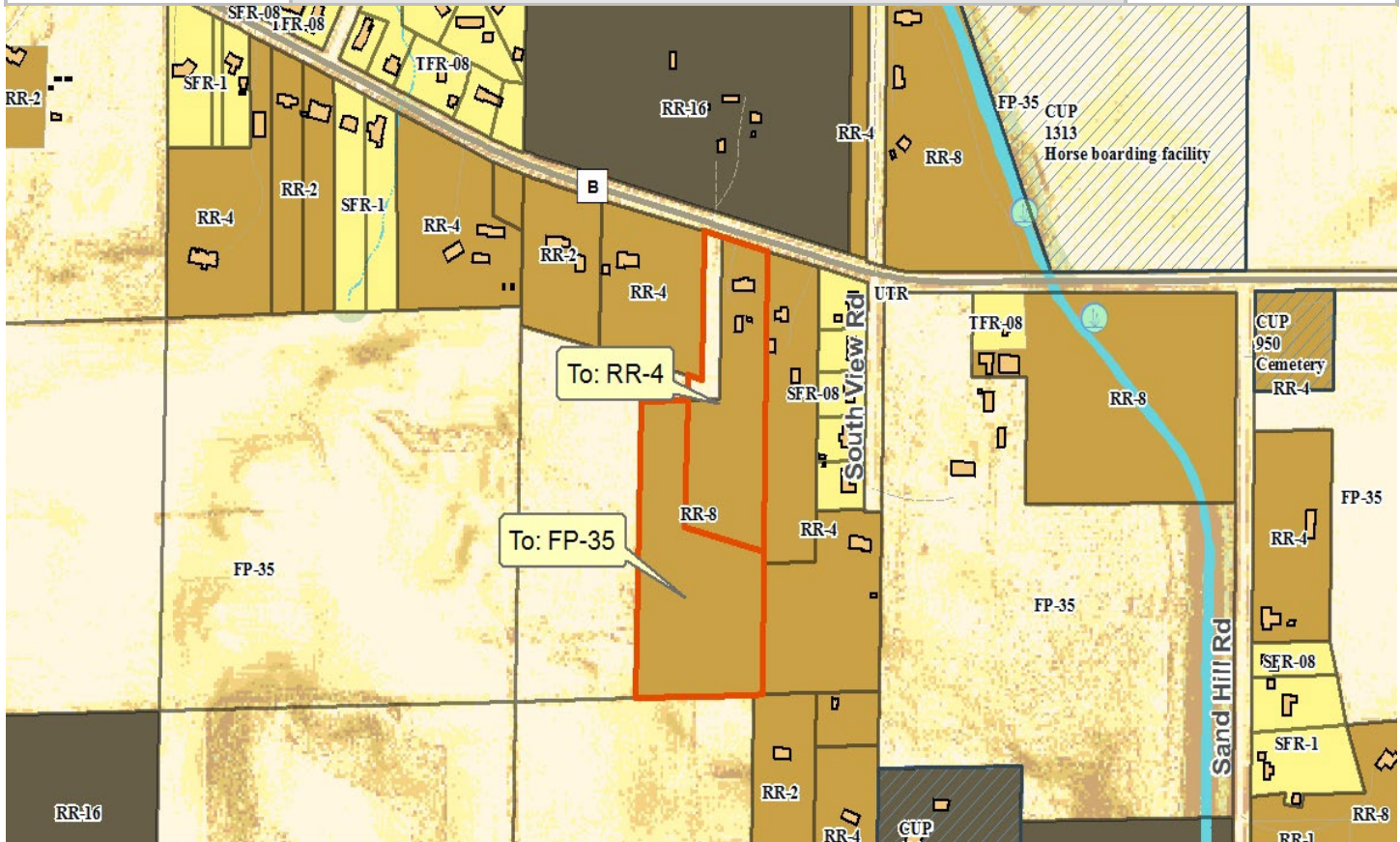


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| Staff Report  Zoning and Land Regulation Committee | <i>Public Hearing:</i> May 24, 2022 | Petition 11831 | |
| | <i>Zoning Amendment Requested:</i> RR-8 Rural Residential District TO RR-4 Rural Residential District, FP-35 Farmland Preservation District TO RR-4 Rural Residential District, RM-8 Rural Mixed-Use District TO FP-35 Farmland Preservation District | | |
| | <i>Size:</i> 5.08,0.92,7.30 Acres | <i>Survey Required:</i> Yes | <i>Town/Section:</i> DUNN, Section 19 |
| | <i>Reason for the request:</i> Reconfiguration of an existing residential lot | | <i>Applicant:</i> DUANE HUIBREGTSE <i>Address:</i> 4579 COUNTY HWY B |



DESCRIPTION: Applicant proposes to reconfigure the boundaries of an existing residential lot. Proposal would reduce the size of the existing ~12 acre RR-8 zoned residential lot at 4579 County Highway B down to 6 acres. RR-4 zoning is requested for the resulting parcel. The land being removed from the residential lot would be consolidated with the owner’s adjoining FP-35 zoned land through a lot line adjustment. No new development is being proposed.

OBSERVATIONS: Existing land uses are rural residential and agriculture / open space. Surrounding land uses are also rural residential and agriculture / open space. Applicant owns a total of ~51 acres. Parcel reconfiguration would not result in any net change in residential density.

TOWN PLAN: The property is located in the town’s agricultural preservation area.

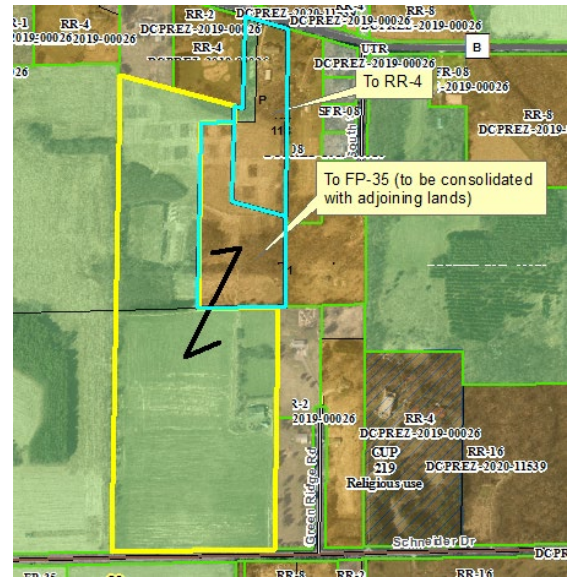
RESOURCE PROTECTION: No areas of resource protection located on the property.

STAFF: The proposed parcel reconfiguration is reasonably consistent with town plan policies. The town of Dunn approved the petition with a number of conditions, including compliance with the town’s junk and debris ordinance. Staff recommends approval with the town conditions (see below).

Any questions about this petition or staff report please contact Majid Allan at (608) 267-2536 or allan@countyofdane.com

STAFF UPDATE (6/9/22): The petition was postponed at the May 24th ZLR public hearing due to concerns expressed by a neighboring property owner about a number of unpermitted buildings and materials located on the property. Zoning staff conducted a site visit on June 3rd and discovered a number of temporary structures / enclosures housing roosters. Staff contacted the owner and confirmed that he is in the process dismantling the structures and cleaning up the other junk on the property.

Staff has added to the town condition requiring the property to be cleaned up prior to recording of the Certified Survey Map (condition #2, below). Staff recommends approval of the petition with the following town and staff conditions.



1. The property must be in compliance with Town of Dunn Ordinance 11-15 within 90 days of Dane County approval of the rezone petition. The petitioner must prove compliance with the Town's ordinance to Dane County Zoning. Items to be cleaned up include at least three motor vehicles with grass growing around them, two boats on trailers, several jugs with what appears to be used motor oil, two lawn mowers, and other debris.
2. The unpermitted structures / enclosures housing roosters and various other materials documented during the June 3, 2022 zoning division inspection of the property must be dismantled and removed from the property within 90 days of Dane County approval of the rezone petition and prior to recording of the Certified Survey Map. The petitioner must prove compliance with this condition to Dane County Zoning.
3. In order to complete this lot line adjustment, within 90 days of Dane County approval of the rezone petition, all of the newly zoned FP-35 land and the existing land zoned FP-35 at Parcel 0610-194-8560-0 shall be added to Parcel 0610-194-9050-6 via a quit claim deed and all FP-35 lands shall be combined into one single parcel.
4. For the new RR-4 zoned property:
 - a. Approval of a Certified Survey Map with a 2 acre building and driveway envelope depicted on the map. All buildings and driveways constructed on the property shall be located within the building envelope area.
 - b. A deed restriction shall be recorded on the RR-4 property, stating that future land division of the property is prohibited.

TOWN: Approved with conditions (incorporated in staff recommended conditions, above).