

Staff Report  Zoning & Land Regulation Committee	<u>Public Hearing:</u> February 25, 2025		Petition 12144
	<u>Zoning Amendment Requested:</u> RR-2 Rural Residential District TO SFR-08 Single Family Residential District		<u>Town, Section:</u> DUNN, Section 14
	<u>Size:</u> 0.58 Acres	<u>Survey Required:</u> Yes	<u>Applicant:</u> TIMOTHY J KREFT AND SARAH ROWE
	<u>Reason for the request:</u> ADJUSTING THE INTERIOR BOUNDARY OF TWO RESIDENTIAL LOTS OWNED BY APPLICANT		<u>Address:</u> 2447 COUNTY HIGHWAY AB



DESCRIPTION: Tim Kreft would like to rezone 0.58 acres of land from RR-2 to SFR-08 to adjust the boundary between two of his existing lots, and enable the future construction of an additional home. A new certified survey map (CSM) will be recorded to establish the new lot boundaries.

OBSERVATIONS: The property currently consists of 3.55 acres in two tax parcels with metes and bounds legal descriptions. The two lots were created legally in 1969-70, prior to Dane County adopting land division regulations.

The proposed lot configuration meets county ordinance requirements for lot size, public road frontage, and lot coverage by buildings. One small adjustment was needed to meet building setback requirements, because the RR-2 zoning district requires accessory buildings to be at least 10 feet from a rear lot line. With lot lines as initially proposed, one of the existing accessory buildings on Lot 2 would be four feet from the lot boundary. The applicant has addressed this with a modified survey map, adjusting the shared lot line to provide at least a 10-foot setback.

If and when the smaller lot is developed, the home there would take access from Orvold Park Drive, a town road. Additional road right-of-way is being dedicated to the town with the CSM.

The land division is subject to the Village of McFarland's review under its extraterritorial jurisdiction (ETJ).

COMPREHENSIVE PLAN: The property is located in the town's Limited Service Area which is served by public sanitary sewer. The proposed lot line adjustment appears reasonably consistent with comprehensive plan policies. For questions about the comprehensive plan, please contact Senior Planner Majid Allan at (608) 267-2536 or Allan.Majid@danecounty.gov.

RESOURCE PROTECTION: The new lot is subject to shoreland zoning impervious surface regulations due to being less than 300 feet from both the Yahara River and Lake Kegonsa.

TOWN ACTION: Pending.

STAFF RECOMMENDATION: Staff recommends postponement at this time, to allow time for town action per the ZLR Committee's adopted rules and procedures.

Pending town action and any town conditions, and any comments at the public hearing, staff recommends approval of the petition.

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