

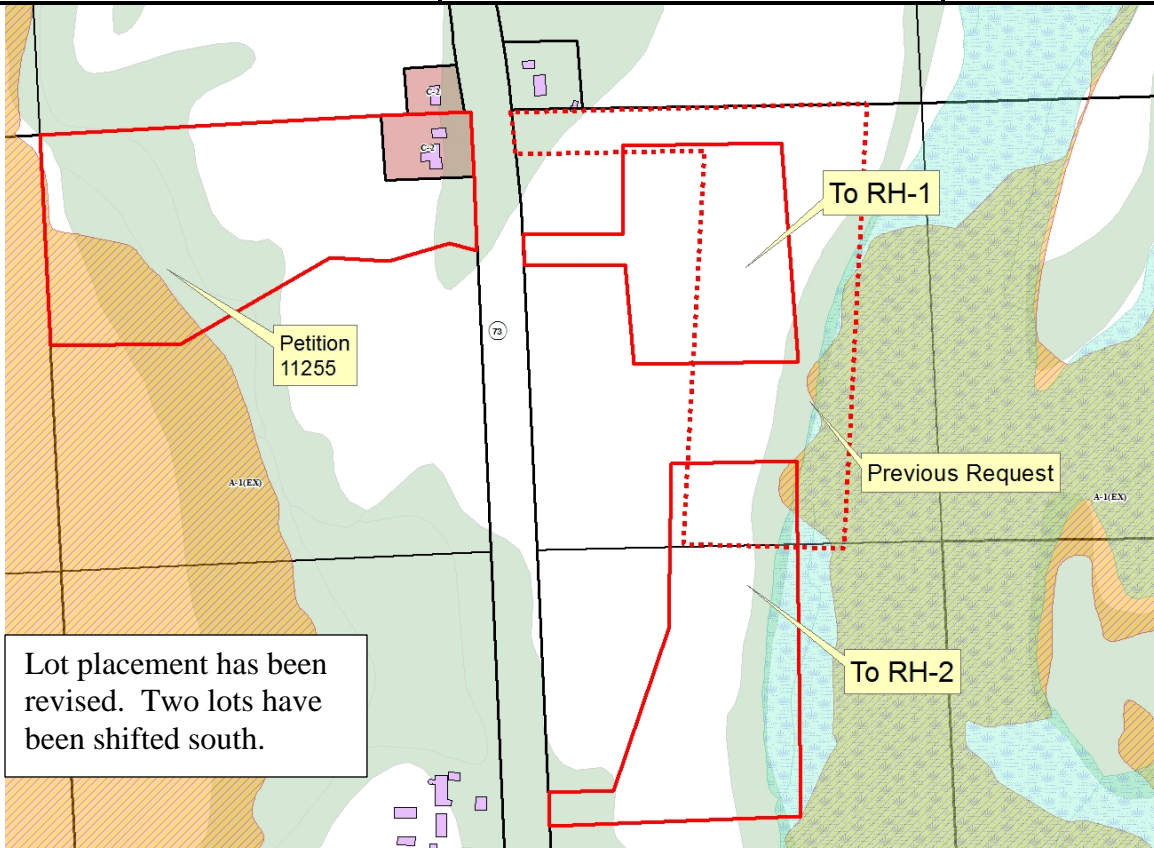


Staff Report

Zoning and Land Regulation Committee

NOTE: Lot placement revised and zoning districts amended to fit size of lots

<i>Public Hearing:</i> October 24, 2017	<i>Petition:</i> Petition 11203
<i>Zoning Amendment:</i> A-1EX Agriculture District TO RH-1 Rural Homes District	<i>Town/sect:</i> DEERFIELD, Section 4
<i>Acres:</i> 15.1 <i>Survey Req.:</i> Yes	<i>Applicant:</i> JEFFERY S MOERKE
<i>Reason:</i> CREATING FOUR RESIDENTIAL LOTS	<i>Location:</i> SOUTH OF 4626 STATE HIGHWAY 73



DESCRIPTION: The applicant proposes to create 4 new RH-1 zoned residential lots. See attached preliminary Certified Survey Map (CSM). Lots 1-3 would be 3 acres in size, and lot 4 would be 6.1 acres in size. The lots would be accessed via a shared driveway easement across proposed lot 4. Applicant is requesting an exception to the 66' of road frontage requirement of the county land division ordinance.

OBSERVATIONS: The property is over 80% wooded, and includes an area of steep slope topography over 12% grade associated with a glacial drumlin. The wooded area slopes steeply downward to the east toward a large wetland complex. Proposal will require installation of a ~1,800' driveway to serve the 4 lots. At six acres, proposed lot 4 should be zoned to the RH-2 zoning category (minimum 4 net acre lot size).

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

RESOURCE PROTECTION: An area of resource protection corridor associated with slopes exceeding 20% grade is located along the westerly boundary of the subject property.

STAFF: As indicated on the attached density study report, the property is eligible for 5 possible splits. If the petition is approved, one possible split will remain available. Applicant is proposing to cluster the building sites, with access coming via a shared driveway easement agreement, and requests an exception to the road frontage requirement of the county subdivision code, as provided for in section 75.19(8). A shared driveway easement agreement meeting the requirements of section 75.19(8)(f), Dane County Code would be required. Town policies support shared driveways.

Town plan policies strongly discourage development on slopes over 20% grade, though there appear to be suitable building locations outside the steep sloped areas. While town policies do not place a limit on driveway length, such driveways must comply with town driveway ordinance and are subject to review/approval by local emergency services.

PETITION 11203 continued.

Staff recommends the following conditions of approval: amend the zoning designation for proposed lot 4 to RH-2; require the final CSM to include a delineation of slopes over 20% grade; require the recording of a shared driveway easement agreement that complies with the requirements of section 75.19(8)(f).

TOWN: Approved.

10/28 ZLR: The petition was postponed to allow time for the petitioner to obtain approval for a driveway access onto US Highway 73.

WISC DOT: The Department of Transportation would like to see two driveways which will serve two residences. The driveways shall be placed a minimum of 1500 feet apart and align with existing agricultural accesses.

STAFF UPDATE: The petition has been revised to accommodate Wisc DOT suggestions. Two of the lots have been shifted approximately 800 feet south and the second access point added. The new lot location is adjacent to a large wetland area. It appears that there will be wetlands located along the east property line. To address development in close proximity to a wetland, staff is suggesting that a 200-foot development restriction area be placed along the east property line on Lots 3 and 4. The restricted area shall be shown on the Certified Survey Map.

If approved, Staff suggests the following amendments

1. The northerly area, Lots 1 & 2, shall be assigned the zoning district classification of RH-1.
2. Lot 1 shall be adjusted to have the size less than 4 acres.
3. The southerly area, Lots 3 & 4, shall be assigned the zoning district classification of RH-2.
4. A 200-foot development restriction area shall be placed along the east property line of Lots 3 & 4. The area shall be shown on the certified survey map.
5. A shared driveway easement agreement meeting the requirements of section 75.19(8)(f), Dane County Code, shall be recorded on the properties