

Staff Report



**Zoning and
Land Regulation
Committee**

**Questions? Contact:
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allan@countyofdane.com**

Public Hearing: **October 27, 2020**

Zoning Amendment Requested:

**RR-16 Rural Residential District TO RR-8 Rural Residential District,
RR-1 Rural Residential District TO RR-8 Rural Residential District**

Size: **10.63,1.17 Acres**

Survey Required: **Yes**

Reason for the request:

Adding additional lands onto an existing residential lot

Petition 11608

Town/Section:

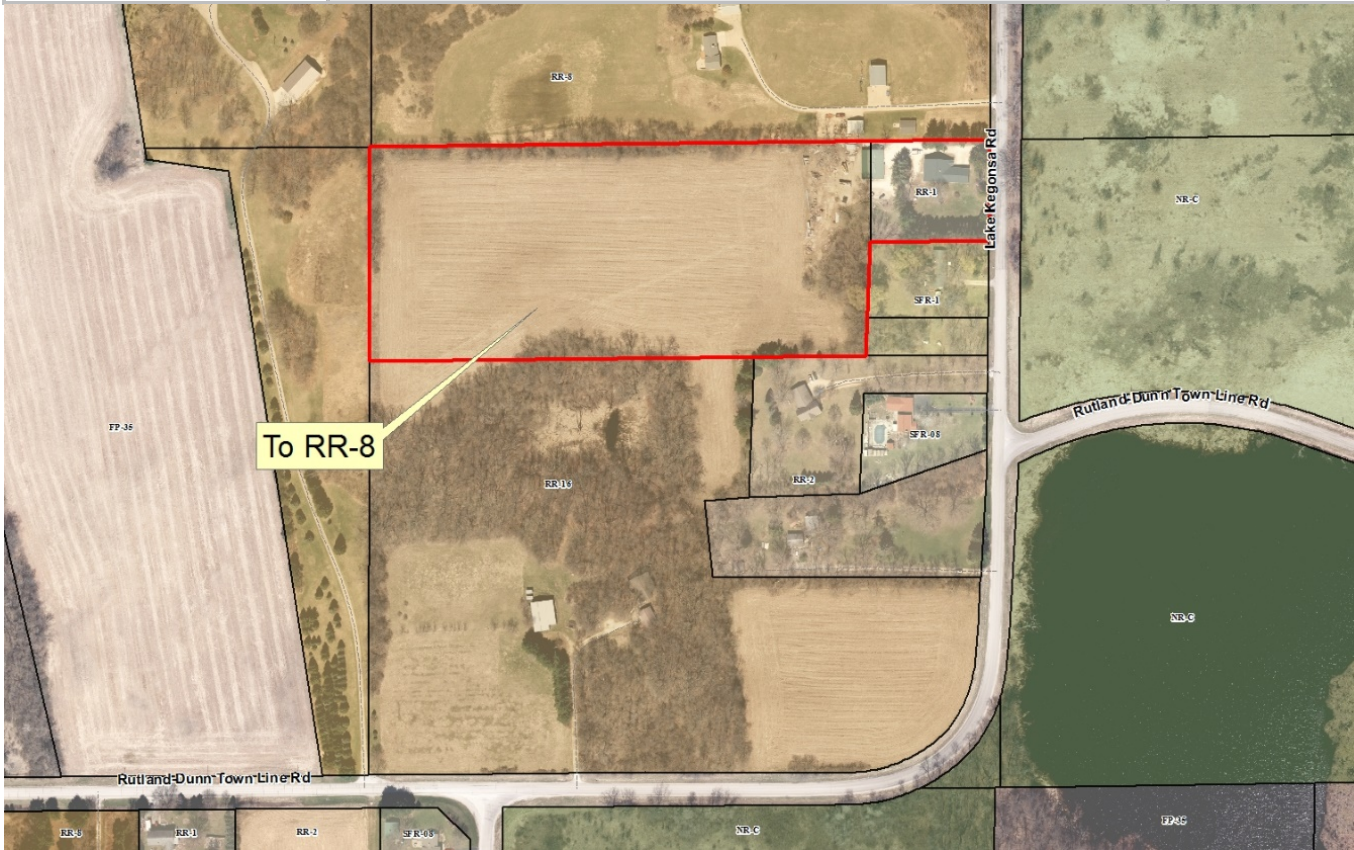
DUNN, Section 35

Applicant

JASON M CHANDLER

Address:

**1645 LAKE KEGONSA
ROAD**



DESCRIPTION: Applicant (Chandler) proposes to expand the size of the existing ~ 1 acre RR-1 Rural Residential lot by acquiring 10.6 acres from the adjoining property owner (Moy). The resulting RR-8 zoned parcel would total approximately 12 acres. The seller’s 30+ acre parcel would be reduced to approximately 20 acres and remain zoned RR-16. A two lot Certified Survey Map would be recorded to define the new lot boundaries for the two parcels.

OBSERVATIONS: Existing land uses are rural residential and ag / open space. Surrounding land uses are rural residential and ag / open space. No new development proposed. No sensitive environmental features observed.

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

RESOURCE PROTECTION: There are several areas of resource protection corridor associated with steep slope topography over 20% grade. No development proposed that would impact the steep slopes.

STAFF: The town has a maximum lot size requirement of 2 acres for new parcels in the ag preservation area. The town does allow for exceptions to be made for lot line adjustments where the town determines that the proposal is for agricultural purposes and preserves agricultural activity and the town’s rural character. See town policy excerpt, below.

Town of Dunn plan policy on lot line adjustment

- g. The Plan Commission reserves the right to deny approval of any Certified Survey Map that violates or is not in the spirit of the land division policies, including the 2 acre lot size maximum. For example, if a Certified Survey Map is proposed that expands a lot from 2 acres to 4 acres, the Plan Commission may deny it based on the grounds that it is inconsistent with the 2 acre maximum lot size policy. Exceptions to this lot line adjustment policy could be granted if the Plan Commission determines that the lot line adjustment proposal is for agricultural or environmental purposes and preserves and protects agricultural activity and the Town's rural character.

Staff recommends approval of the petition with the following town conditions (see below).

1. Owners of each property shall record a deed restriction prohibiting division or further nonfarm development as the eligible splits have been exhausted. The deed restriction shall also specify that the height of residences is limited to 1.5 stories.
2. The CSM shall show town-approved building envelopes for each property, and also delineate the approximate location of steep slopes over 20% grade and label such areas as unbuildable.



TOWN: Approved with conditions requiring recording of deed restrictions on both properties prohibiting further land divisions or nonfarm development and height of residences limited to 1.5 stories, as well as building envelopes and unbuildable steep slopes over 20% grade shown on the CSM.