
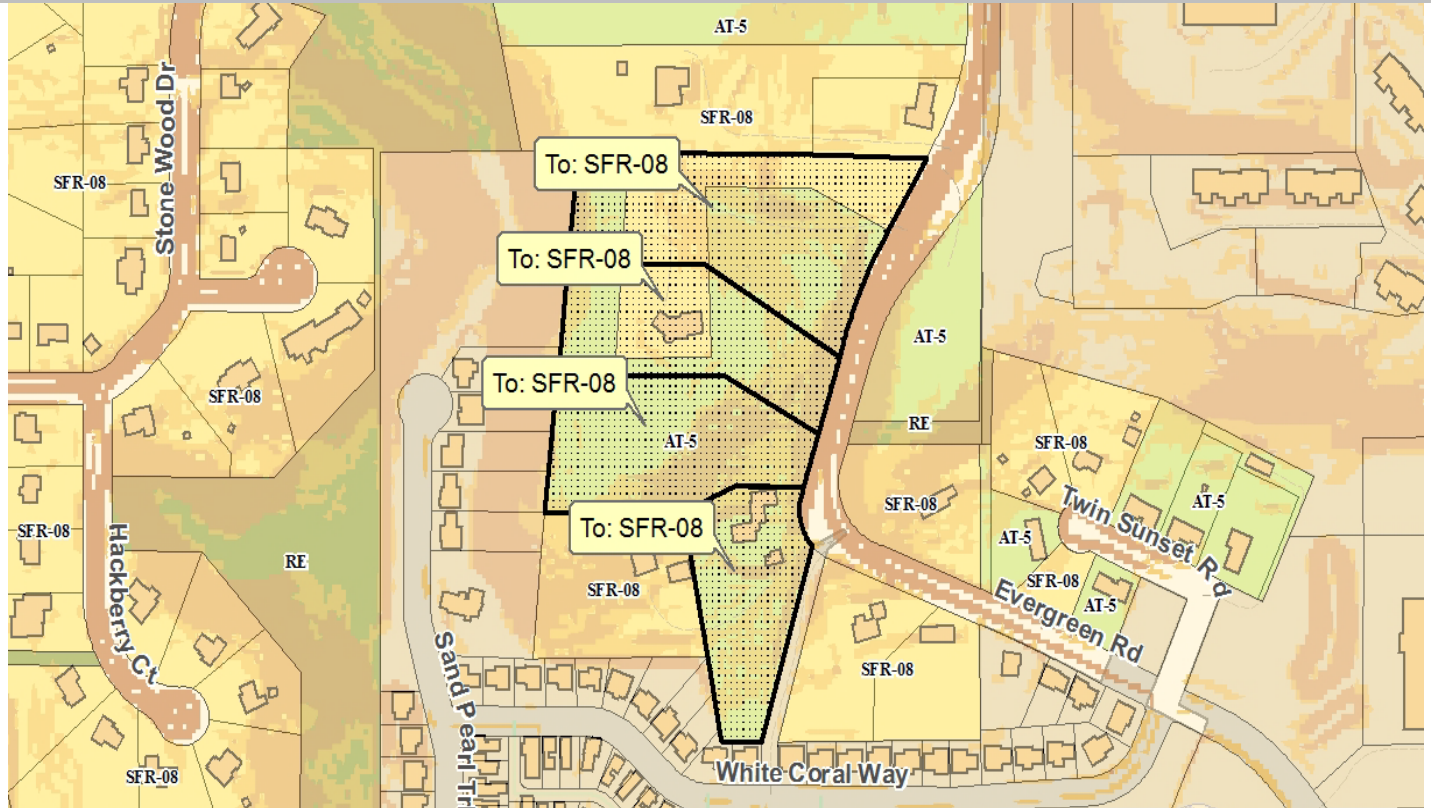


Staff Report  Zoning and Land Regulation Committee	<i>Public Hearing:</i> November 26, 2019		Petition 11489
	<i>Zoning Amendment Requested:</i> AT-5 (Agriculture Transition, 5 acres) District TO SFR-08 (Single Family Residential, small lots) District		<i>Town/Section:</i> MIDDLETON, Section 4
	<i>Size:</i> 9.97 Acres	<i>Survey Required:</i> Yes	<i>Applicant</i> HUBBARD TR, NORTON B & MARIE E
	<i>Reason for the request:</i> Creating four residential lots		<i>Address:</i> 4601 EVERGREEN ROAD



DESCRIPTION: The applicant would like to reconfigure two residential lots into four residential lots, creating two new building sites.

OBSERVATIONS: Slopes along the road would require careful planning for accessing the two new lots from the north. A new easement is planned for the new access needs; a shared access point will serve the northern three lots.

DEPARTMENT OF HEALTH: The Health Department does not have information regarding the location of the septic system at 4577 Evergreen Road. The land division should be designed to keep the septic system and house on the same lot. It is suggested that the existing septic systems be required to be shown on the certified survey map and the lot lines required to be configured so that the existing houses and septic systems are on the same lot.

TOWN PLAN: The property is in the residential planning area in the town plan. Minimum lot sizes are one net acre per dwelling unit; these lots are at least 2 acres each. The property is also in the Extraterritorial Zoning Limit Agreement areas with the City of Middleton.

RESOURCE PROTECTION: There are slopes over 20% along the road and it splits up the buildable area on the parcels.

STAFF: A shared driveway/access agreement or easement is recommended considering the planned access of the northern three lots (see the application). The lots are between 2.5 and 4.5 acres each. The proposal is consistent with

the Town and County Comprehensive Plan. The proposed zoning district is correct for use but not for the proposed parcel sizes. The zoning choice of SFR-08 is consistent with Town policy for platted and CSM lots, lots could have the potential to be re-divided. Any questions: contact Curt Kodl (608)266-1483 or kodl@countyofdane.com

TOWN: The Town Board approved with no conditions.