

TOWN BOARD ACTION REPORT – REZONE

Regarding Petition # 11576

Dane County Zoning & Land Regulation Committee Public Hearing Date 8/25/2020

Whereas, the Town Board of the Town of Dunn having considered said zoning petition,

be it therefore resolved that said petition is hereby (check one): Approved Denied Postponed

Town Planning Commission Vote: 4 in favor 0 opposed 0 abstained

Town Board Vote: 2 in favor 0 opposed 0 abstained

THE PETITION IS SUBJECT TO THE FOLLOWING CONDITION(S) (Check all appropriate boxes):

- 1. Deed restriction limiting use(s) in the RR-2 & RR-16 zoning district to only the following:
One single family home one per parcel
 Small-scale farming
 Residential accessory buildings
 Home occupations
 Incidental room rental
 Foster homes for less than five children
 Undeveloped natural resource and open space areas
 Utility services associated with a permitted use
 Transportation, utility, communication, or other use required by law
- 2. Deed restrict the balance of A-1 EX Agricultural Exclusive zoned land owned by the applicant from the original farm (as of date specified in the Town Plan) prohibiting non-farm development. Please provide property description, or tax parcel number(s):
- 3. Deed restrict the applicant's property described below prohibiting division. Please provide property description, or tax parcel number(s):
0610-171-9911-0
0610-171-9501-7
- 4. Condition that the applicant must record a Notice Document which states all residential development units (a.k.a. splits) have been exhausted on the property, and further residential development is prohibited under Town & County Land Use Planning policies. Please provide property description, or tax parcel number(s):
0610-171-9911-0
0610-171-9501-7
- 5. Other Condition(s). Please specify:
1. The existing home at 4240 Mahoney Road must be removed prior to finalizing the rezone.
 2. A deed restriction be recorded which states that both lots can no longer be divided, and that each lot can only have one single-family residence.
 3. A deed restriction be recorded which states that uses for both lots are limited to the following:
 a. One single family home one per parcel
 b. Small-scale farming
 c. Residential accessory buildings
 d. Home occupations
 e. Incidental room rental
 f. Foster homes for less than five children
 g. Undeveloped natural resource and open space areas
 h. Utility services associated with a permitted use

Please note: The following space is reserved for comment by the minority voter(s), OR, for the Town to explain its approval if the decision does not comply with the relevant provisions of the Town Plan.

I, Cathy Hasslinger, as Town Clerk of the Town of Dunn, County of Dane, hereby certify that the above resolution was adopted in a lawful meeting of the Town Board on 8/17/2020

Town Clerk Cathy Hasslinger Date: 8/18/2020

Town Conditions
Petition 11576

1. The existing home at 4240 Mahoney Road shall be removed prior the rezone becoming effective.
2. A building envelope shall be depicted on the Certified Survey Map on the proposed 17-acre lot. A note shall be added to the CSM to identify that “all buildings constructed on the property shall be located within the building envelope area”.
3. A deed restriction shall be recorded on both properties stating the following:
 - a. Future land divisions of the properties are prohibited.
 - b. The housing density rights have been exhausted per the Town of Dunn Comprehensive Plan policies. Further residential development of the properties is prohibited.
 - c. There shall be one single family residence per lot.
 - d. The land uses on the properties shall be limited exclusively to the following:
 - i. One single family home one per parcel
 - ii. Small-scale farming
 - iii. Residential accessory buildings
 - iv. Home occupations
 - v. Incidental room rental
 - vi. Foster homes for less than five children
 - vii. Undeveloped natural resource and open space areas
 - viii. Utility services associated with a permitted use
 - ix. Transportation, utility, communication, or other use required by law