
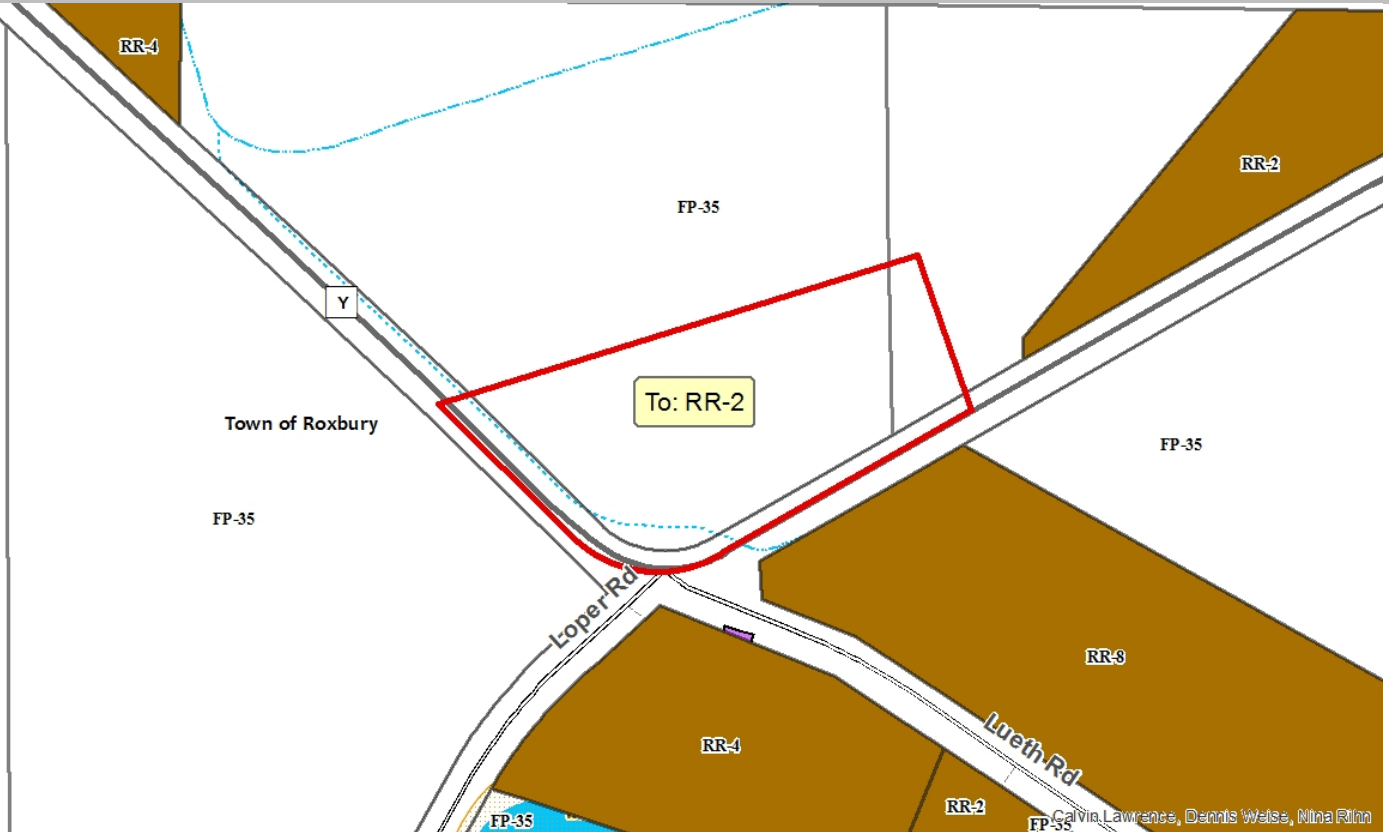


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| Staff Report  Zoning and Land Regulation Committee | <i>Public Hearing:</i> August 22, 2023 | Petition 11967 |
| | <i>Zoning Amendment Requested:</i> FP-35 Farmland Preservation District TO RR-2 Rural Residential District | <i>Town/Section:</i> ROXBURY, Section 14 |
| | <i>Size:</i> 3.66 Acres | <i>Survey Required:</i> Yes |
| | <i>Reason for the request:</i> Creating one residential lot | |
| | | <i>Applicant</i> ALLAN G & LORA S BREUNIG REV LIVING TR |
| | | <i>Address:</i> WEST OF 8230 COUNTY HIGHWAY Y |



DESCRIPTION: Applicants propose to rezone 3.7 acres of land from FP-35 to RR-2, to create one new residential lot from the 54.3 contiguous acres that they currently own.

OBSERVATIONS: The proposed lot meets the requirements of the RR-2 zoning district.

HIGHWAY DEPARTMENT: CTH Y is not a controlled access highway. Access Permit # 195A allows a single access point for one single family residence that is located 435' East of Lueth Road. Any future change of use of access requires a permit from the Highway Department. Estimate increase of traffic to be 10 trips per day due to rezone.

TOWN PLAN: The proposal is in the agricultural preservation area of the Town of Roxbury Comprehensive Plan. Town of Roxbury has a density policy of 1 per 35 acres. This proposal is consistent with Density Policies, see the attached Density Study. (For questions about the town plan, contact Senior Planner Curt Kodl at (608) 266-4183 or kodl@countyofdane.com)

RESOURCE PROTECTION: Resource protection corridors are mapped on the property, reflecting water features and a 75' buffer. The property is subject to shoreland zoning, due to a constructed drainage way that crosses the southern corner of the proposed lot, and a pond located south of the CTH Y and Lueth Road intersection. The house & driveway will be in northeast end of lot, no concerns with the proposal.

TOWN ACTION: On August 7, 2023 the Town Board recommended approval of the petition with no special conditions.

STAFF RECOMMENDATION: Pending any comments at the public hearing, staff recommends approval of the petition subject to the applicants recording a new certified survey map for the new lot boundary, and the following condition:

1. A deed restriction shall be recorded on tax parcels 090714185007, 090714180708, and 090711490003 stating the following:

Further residential/nonfarm development is prohibited on the remaining FP-35 zoned land. The housing density rights for the original Marvin Frey farm have been exhausted per the Town Comprehensive Plan density policies.

Any questions about this petition or staff report please contact Rachel Holloway at (608) 266-9084 or holloway.rachel@countyofdane.com