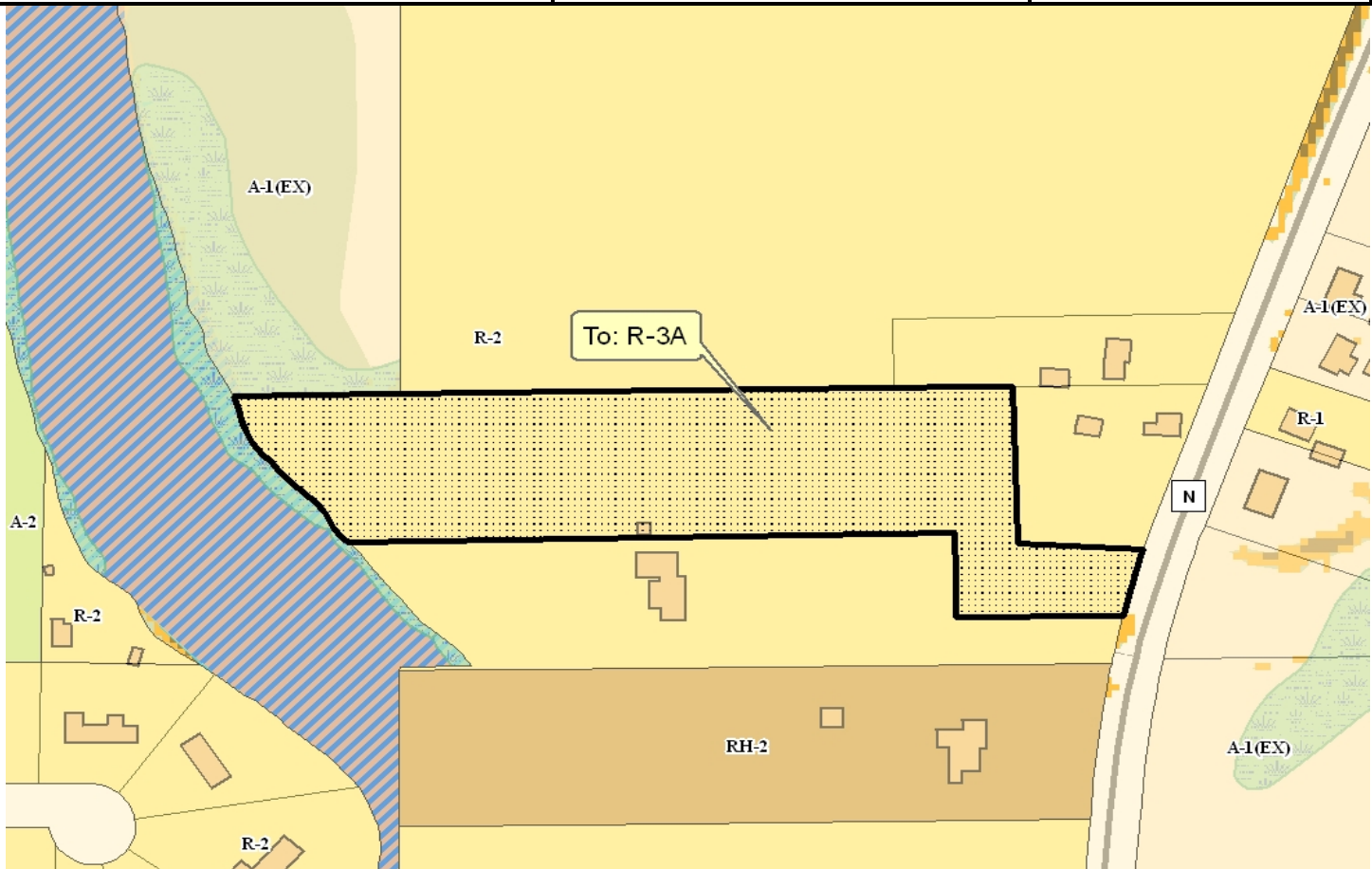




Staff Report

Zoning and Land Regulation Committee

<i>Public Hearing:</i> August 26, 2014	<i>Petition:</i> Rezone 10736
<i>Zoning Amendment:</i> R-2 Residence District to R-3A Residence District	<i>Town/sect:</i> Dunkirk Section 09
<i>Acres:</i> 4.30 <i>Survey Req. No</i>	<i>Applicant</i> Lynelle J Heimzeroth
<i>Reason:</i> Allow a single-family or two-family residence on property	<i>Location:</i> North of 1057 County Highway N



DESCRIPTION: Applicant proposes R-3A zoning to allow a duplex to potentially be built on the property.

OBSERVATIONS: The property was zoned to R-2 in 1950. The original property was divided (separating the house) in 2008 creating the vacant parcel. The property is located along the banks of the Yahara River. Floodplain, wetland, and hydric soils have been identified on the western 1/3 of the property. Soils analysis shows that the septic system will need to be located in close proximity to Highway N. There is a joint driveway agreement for this property with the property to the south.

TOWN PLAN: The property is located in the town's agricultural preservation area. The town plan does not address duplex development. No additional splits are available to the property.

RESOURCE PROTECTION: There is an area of resource protection corridor located along the western ~1/3 of the property, corresponding to wetlands and floodplain associated with the Yahara River. The applicant has had the wetland boundary delineated on the property (see attached).

STAFF: The proposal meets the dimensional standards of the zoning district.

8/26 ZLR: Postponed due to no town action.

TOWN: Approved conditioned upon the duplex being owner occupied.