



Staff Report

Zoning and Land Regulation Committee

REVISED to R-1A on July 12, 2018

Public Hearing: **August 28, 2018**

Zoning Amendment:
R-3 Residence District TO R-3 R-1A Residence District

Acres: 2.7
Survey Req. Yes

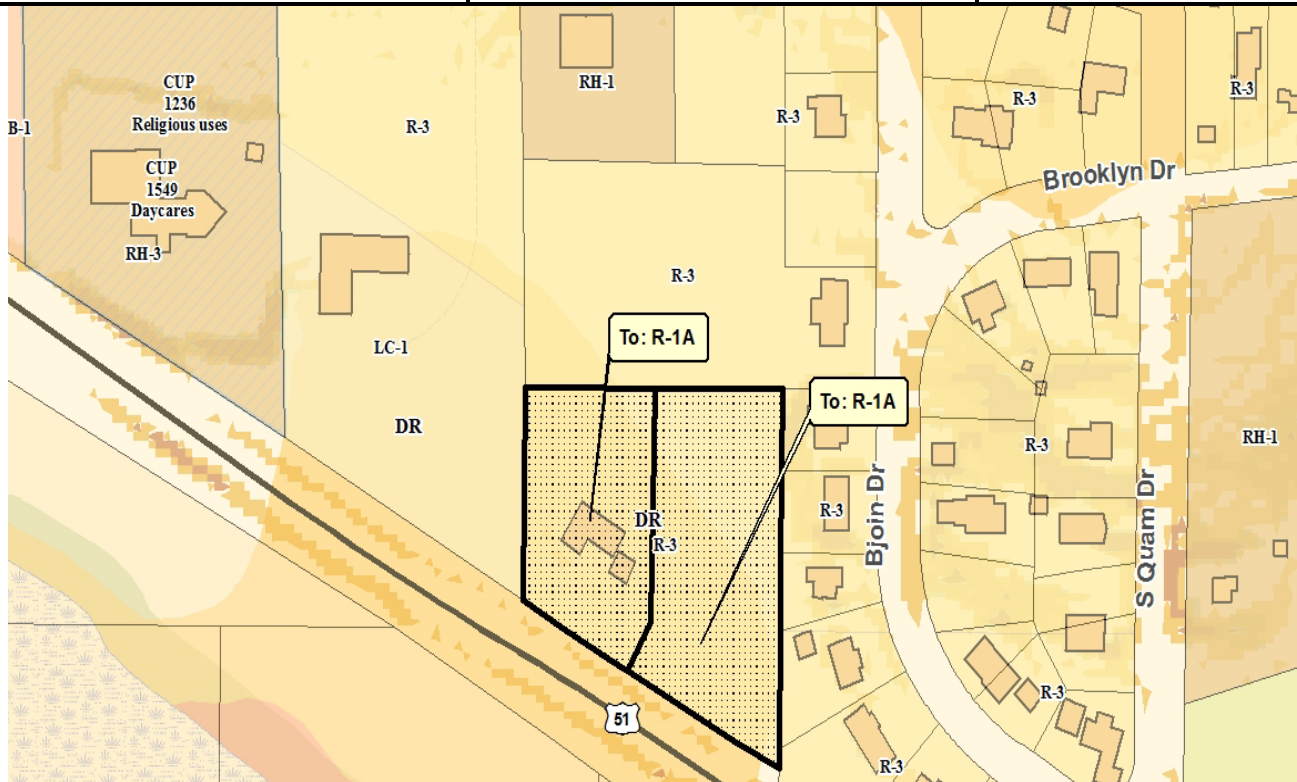
Reason:
REMOVAL OF DEED RESTRICTION PROHIBITING LAND DIVISION TO ALLOW ONE ADDITIONAL RESIDENTIAL LOT

Petition: **Petition 11318**

Town/sect:
DUNN, Section 25

Applicant
LEON G WAGNER

Location:
1848 COUNTY HWY 51



DESCRIPTION: Applicant proposes to create one additional lot on the existing 2.7 acre R-3 zoned property at 1848 US Highway 51. The property was previously deed restricted to prohibit division under petition 10800. The purpose of the restriction was to ensure that the Town of Dunn and Dane County would be able to review any future land division. R-1A zoning is requested for the property as both resulting lots will be over one acre in size.

OBSERVATIONS: Surrounding land uses include single family residential and open space. Current use of the property is single family residential. No sensitive environmental features observed.

TOWN PLAN: The property is located in the town's "mixed use" area and also within the Kegonsa Limited Service Area.

RESOURCE PROTECTION: No areas of resource protection corridor located on the property.

STAFF: The town plan allows for possible division of lots within the Limited Service Area provided that each resulting lot is a minimum of 20,000 square feet in size. Access to the property is proposed via a shared driveway onto US 51. An access permit from the Wisconsin Department of Transportation will be needed, as well as a shared access easement agreement. Pending review and approval by the town of Dunn and WisDOT, the proposal appears reasonably consistent with town plan policies.

TOWN: Approved conditioned upon a shared driveway agreement being recorded the driveway being approved by the DOT.