

Staff Report

**Zoning and
Land Regulation
Committee**
**Questions? Contact:
Majid Allan: 267-2536**

Public Hearing: **August 25, 2020**

Zoning Amendment Requested:

SFR-08 Single Family Residential District TO RR-2 Rural Residential District, RR-16 Rural Residential District TO RR-2 Rural Residential District

Size: **.47,1.53 Acres**

Survey Required: **Yes**

Reason for the request:

Shifting of property lines between adjacent land owners

Petition 11576

Town/Section:

DUNN, Section 17

Applicant

**RON H AND
CATHERINE
HASSLINGER**

Address:

2525 TOWER ROAD



DESCRIPTION: Applicants own an existing ~.5 acre SFR-08 residential parcel and propose to expand the lot to 2 acres by acquiring 1.5 acres from the adjoining property owner (Siewart) whose 18.5 acre lot will retain the current RR-16 zoning. RR-2 Rural Residential zoning is requested for the applicants' expanded lot. The existing residence on the neighbor's RR-16 parcel would be removed.

OBSERVATIONS: The existing residence on the RR-16 parcel is located within the 1.5 acres that would be transferred to the applicants (Hasslingers). That residence would be removed from the property, with Siewart proposing a new building location on the RR-16 parcel *outside* of the town's sanitary sewer service area. Existing land uses are residential and agriculture/open space. Surrounding land uses are ag/open space, rural residential, and the Waubesa Heights residential subdivision. A small area of steep slope topography over 12% grade is present on the RR-16 parcel.

TOWN PLAN: The property is located in the town's agricultural preservation area. The existing SFR-08 lot and the southeastern corner of the RR-16 property are within the town's limited service area.

RESOURCE PROTECTION: An area of resource protection corridor associated with the small area of steep slopes is present on the RR-16 property.

STAFF: The proposal appears reasonably consistent with town plan policies. As indicated above, the existing residence on the RR-16 parcel will be removed from the property. Siewart, owner of the RR-16 parcel intends to construct a new residence elsewhere on the property, to be served by a private onsite septic system. Future development of a new residence will need to comply with town siting standards.

TOWN: The Town Board approved the petition with the following conditions:

1. The existing home at 4240 Mahoney Road shall be removed prior the rezone becoming effective.
2. A building and driveway 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 and driveways 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
 - x. Conditional Uses listed under the Rural Residential Zoning District may also be allowed if obtained through the conditional use permit process.