
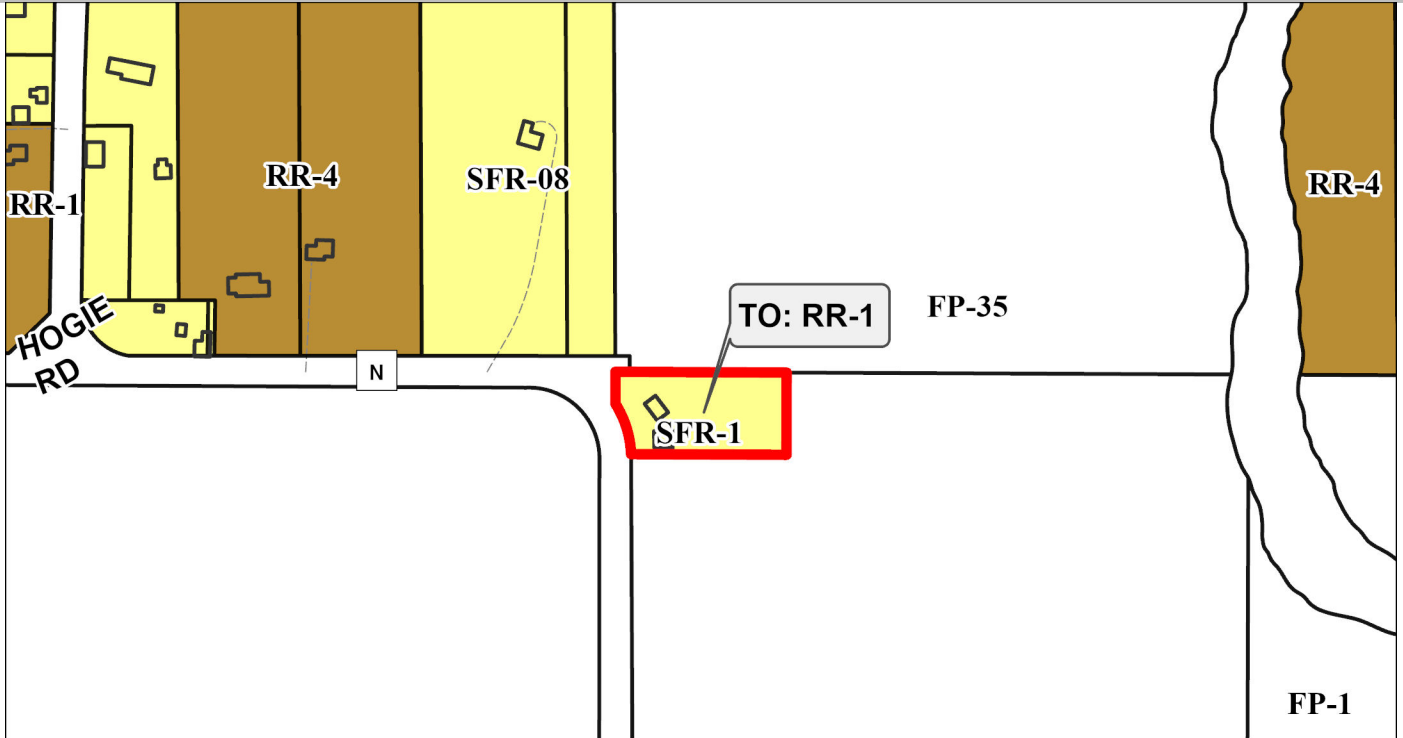


<b>Staff Report</b>  <b>Zoning &amp; Land Regulation Committee</b>	<u>Public Hearing:</u> <b>September 24, 2024</b>	<b>Petition 12088</b>
	<u>Zoning Amendment Requested:</u> <b>SFR-1 Single Family Residential District TO RR-1 Rural Residential District</b>	<u>Town, Section:</u> <b>DUNKIRK, Section 28</b>
	<u>Size:</u> <b>1.34 Acres</b>	<u>Survey Required:</u> <b>No</b>
	<u>Reason for the request:</u> <b>Zoning to allow for expanded accessory storage buildings</b>	
		<u>Address:</u> <b>472 COUNTY ROAD N</b>



**DESCRIPTION:** Applicants request to rezone their existing residential lot to RR-1, to enable either the expansion of an existing garage or a new accessory storage building. Under the current SFR-1 zoning, accessory buildings cannot exceed 100% of the area of the footprint of the principal residence, and the current garage is at the limit.

**OBSERVATIONS:** The lot is an existing certified survey map lot. It meets ordinance requirements for RR-1 zoning including minimum lot size, lot coverage by buildings, and building setbacks.

**COUNTY HIGHWAY:** No change of use nor change to the current access is proposed, so no access permit needed.

**COMPREHENSIVE PLAN:** The property is located in the town’s agricultural preservation area. The proposed RR-1 zoning will allow for additional accessory building options for the owners and is consistent with comprehensive plan policies for this area. For questions about the comprehensive plan, please contact Senior Planner Majid Allan at (608) 267-2536 or [allan.majid@danecounty.gov](mailto:allan.majid@danecounty.gov).

**RESOURCE PROTECTION:** No sensitive environmental features to note.

**TOWN ACTION:** Approved at a meeting on September 16, 2024.

**STAFF RECOMMENDATION:** Pending any comments or concerns at the public hearing, staff recommends approval with no conditions.

Please contact Rachel Holloway at (608) 266-9084 or [holloway.rachel@danecounty.gov](mailto:holloway.rachel@danecounty.gov) if you have questions about this petition or staff report.