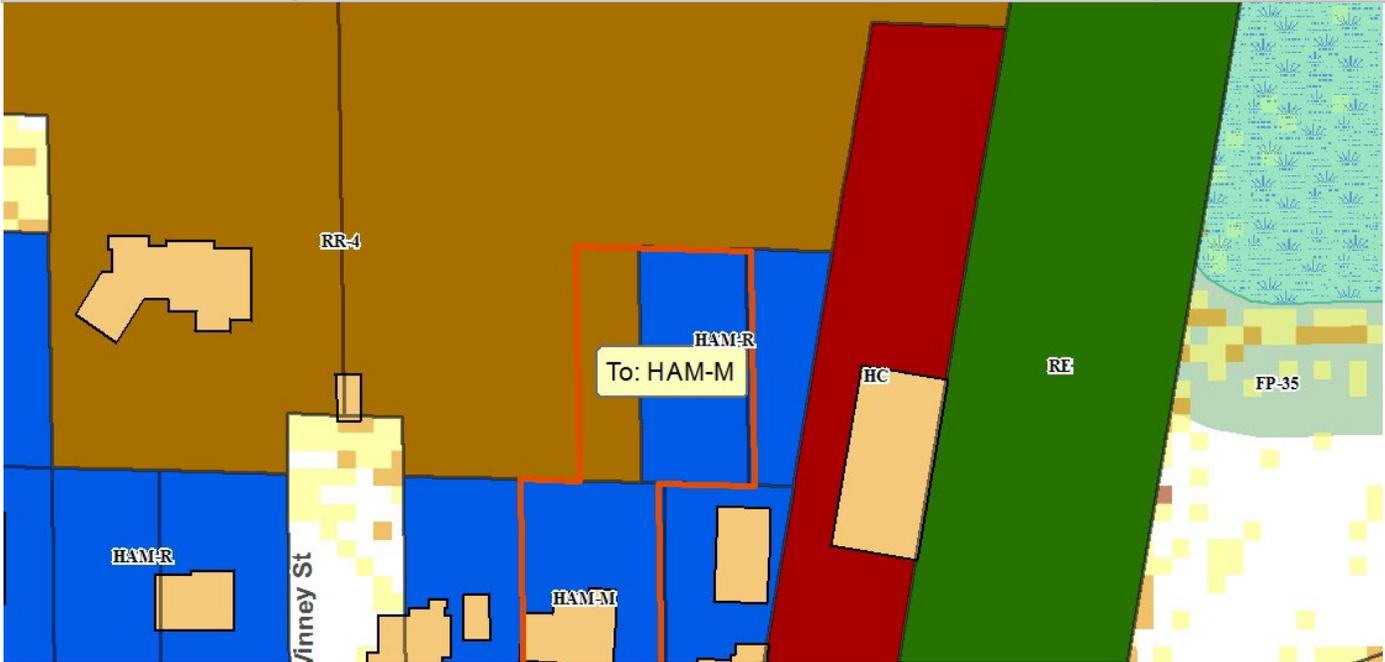


Staff Report  Zoning and Land Regulation Committee	<i>Public Hearing:</i> February 22, 2022	Petition 11802	
	<i>Zoning Amendment Requested:</i> RR-4 Rural Residential District TO HAM-M Hamlet Mixed-Use District, HAM-R Hamlet Residential District TO HAM-M Hamlet Mixed-Use District	<i>Town/Section:</i> MONTROSE, Section 14	
	<i>Size:</i> 0.09,0.2 Acres	<i>Survey Required:</i> Yes	<i>Applicant:</i> DAVID ACE
	<i>Reason for the request:</i> Shifting of property lines between adjacent land owners		<i>Address:</i> 6732 HENRY ROAD



DESCRIPTION: David and Kari Ace own 3 adjoining lots in the unincorporated hamlet of Basco in the Town of Montrose. These lots include: a 10,800 square-foot platted lot in the HAM-M (Hamlet Mixed-Use) district (PIN 0508-142-1602-3), a 7,935-square foot platted lot in the HAM-R (Hamlet Residential) district (PIN 0508-141-2866-4) and a 7.265-acre CSM lot in the RR-4 (Rural Residential) district (PIN 050814280100). The landowners wish to reconfigure the existing lot lines to combine the two platted lots, along with 4,655 square feet of the CSM lot, to create a new lot of approximately 23,400 square feet in the HAM-M district.

OBSERVATIONS: No draft Certified Survey Map (CSM) was available with the filed rezone petition application materials. Landowner should be advised to hire a surveyor to draft and record a two-lot CSM, subject to approval of the Zoning Division and the Town of Montrose Board, prior to the recommended 90-day delayed effective date of this petition.

TOWN PLAN: The Town of Montrose / Dane County Comprehensive Plan does not specifically address recombination of existing surveyed lots. The general land use policies support "...development that does not conflict with other objectives."

RESOURCE PROTECTION: There are no mapped resource protection corridors within 300 feet of the site.

TOWN: The Town Board approved the petition noting that there are wetlands on the property.

STAFF: Recommend approval with a condition that a two-lot certified survey map, approved by the Zoning Division and town board, is recorded with the Dane County Register of Deeds within 90 days of the effective date of this petition.