
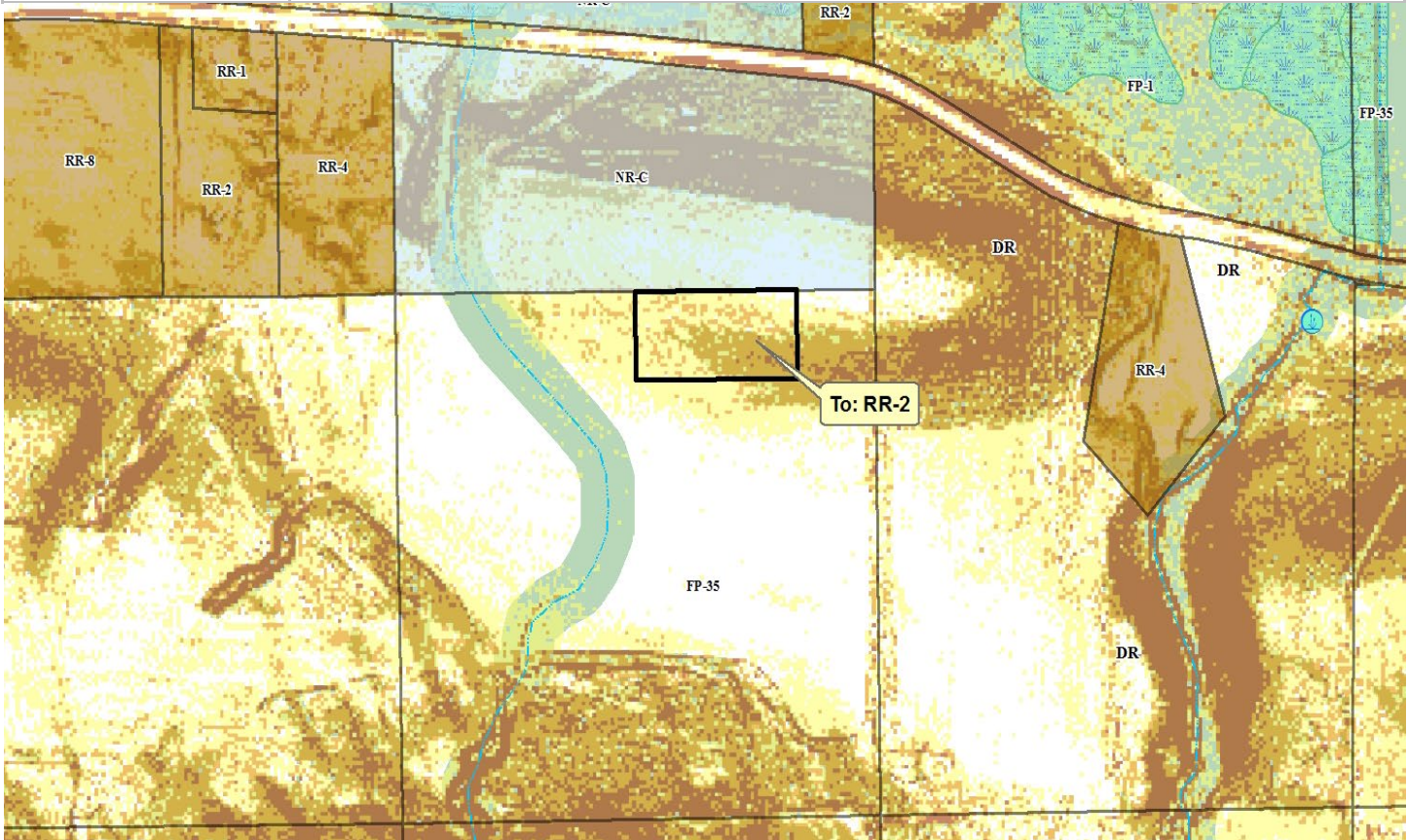


Staff Report  Zoning and Land Regulation Committee	<i>Public Hearing:</i> March 23, 2021	Petition 11662	
	<i>Zoning Amendment Requested:</i> FP-35 Farmland Preservation District TO RR-2 Rural Residential District		
	<i>Size:</i> 2.3 Acres	<i>Survey Required:</i> No	<i>Town/Section:</i> DANE, Section 8
	<i>Reason for the request:</i> creating a 2.3-acre residential spot zone on a 40-acre property		<i>Applicant:</i> RUSSELL D HARTMANN <i>Address:</i> EAST OF 7517 LEE ROAD



DESCRIPTION: The applicant would like to create a 2.3 acre RR-2 spot zoned area to create a residential spot on the larger agricultural parcel.

OBSERVATIONS: Current land use of the property is agricultural. Surrounding land uses include agriculture, public open space and scattered rural residential. The property directly to the north is owned by the WiDNR and part of a possible Ice Age Trail connection project as it is inside the generally designated “Ice Age National Scenic Trail Corridor.”

TOWN PLAN: The proposal is in the agricultural preservation area in the Town of Dane. The Town of Dane has a “1 home per 35 acres” density policy.

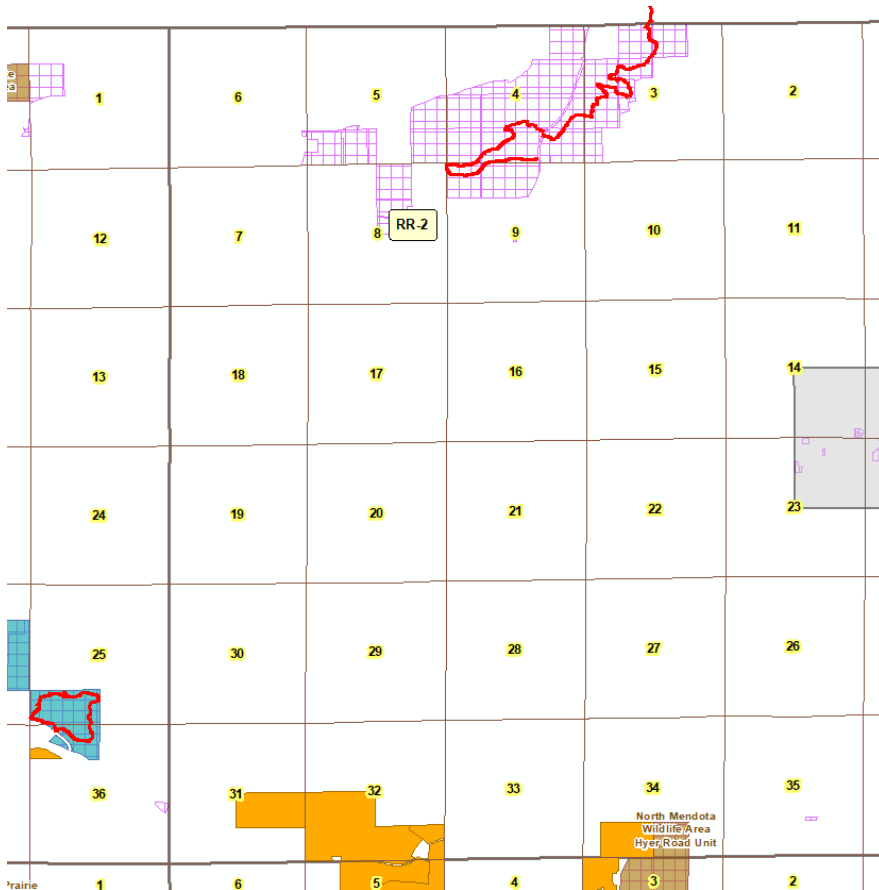
RESOURCE PROTECTION: There is an intermittent stream, along with associated shoreland within 300 feet of the proposed RR-2 lot. If the stream is shown to be navigable, shoreland zoning standards will apply to any development within 300 feet. Stormwater management would be triggered if they exceed 20,000 square feet of impervious on the lot, this is true regardless of the waterway status. If they are proposing a crossing they may need a chapter 30 permit from the DNR.

Feedback from Land and Water Resources Department

1. Drives over 125 ft require an erosion control permit.
2. Any disturbance in shoreland zone requires a shoreland erosion control permit.

STAFF: The applicant has provided an easement document as part of a deed and an easement survey to clarify any road access concerns that staff had. The proposal appears consistent with the Town and County Comprehensive Plans and therefore staff recommends approval. Any questions about this petition or staff report please contact Curt Kodl at (608)266-4183 or kodl@countyofdane.com

TOWN: The Town of Dane has no town action at this time.



March 23rd ZLR Meeting: The ZLR Committee postponed action due to no town action.

Town: The Town Board approved the petition with no conditions.

Staff Update: The applicant has provided documentation of the established access easement to Lee Road. The Zoning Division has conducted a navigability study regarding the possible intermittent stream on the property. It was found to be non-navigable, meaning the property would not be subject to Shoreland Regulation. The path of the Ice Age Trail in this area has not been determined at this time. Staff recommends approval with no conditions.