
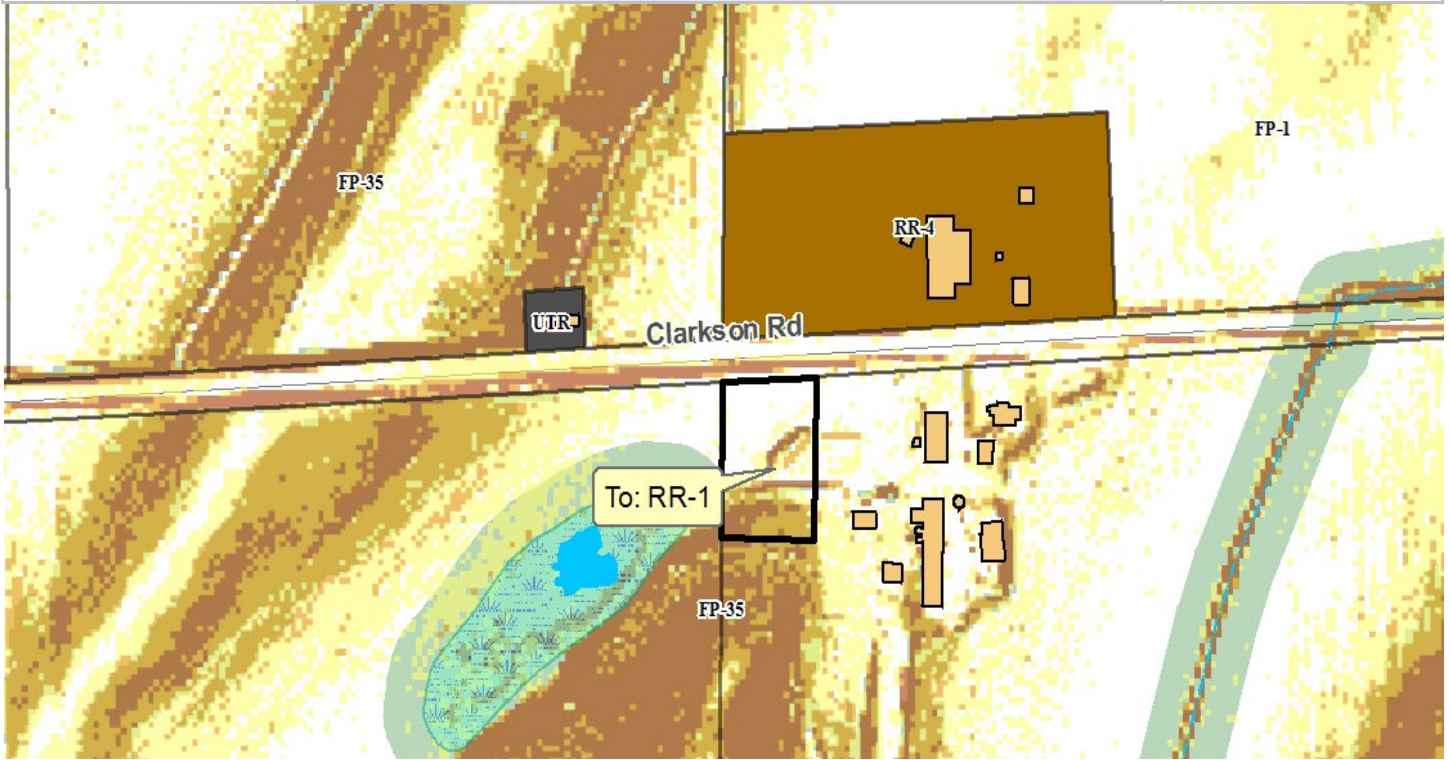


<p>Staff Report Pamela Andros</p>  <p>Zoning and Land Regulation Committee</p>	<p><i>Public Hearing:</i> April 27, 2021</p>	<p>Petition 11676</p>	
	<p><i>Zoning Amendment Requested:</i> FP-35 Farmland Preservation District TO RR-1 Rural Residential District</p>	<p><i>Town/Section:</i> MEDINA, Section 1</p>	
	<p><i>Size:</i> 1.58 Acres</p>	<p><i>Survey Required:</i> Yes</p>	<p><i>Applicant:</i> RONALD P HEFFRON</p>
	<p><i>Reason for the request:</i> Creating one residential lot</p>		<p><i>Address:</i> 41 CLARKSON ROAD</p>



DESCRIPTION: The applicant wishes to create a residential parcel to build a home.

OBSERVATIONS: The property is surrounded by agricultural uses and some sensitive natural features, including wetlands and steep slopes. See *Resource Protection* section below.

TOWN PLAN: The subject property is in the *Agricultural Preservation* land use district of the town of Medina Comprehensive Plan. A density policy of 1 development right per 35 acres owned as of 2-4-1981 applies. This proposal is consistent with the town plan.

RESOURCE PROTECTION: The subject property is buildable. Wetlands exist just west of the subject property in the neighboring parcel, and there are steep slopes, starting toward the southern portion of the proposed lot going south and southwest.

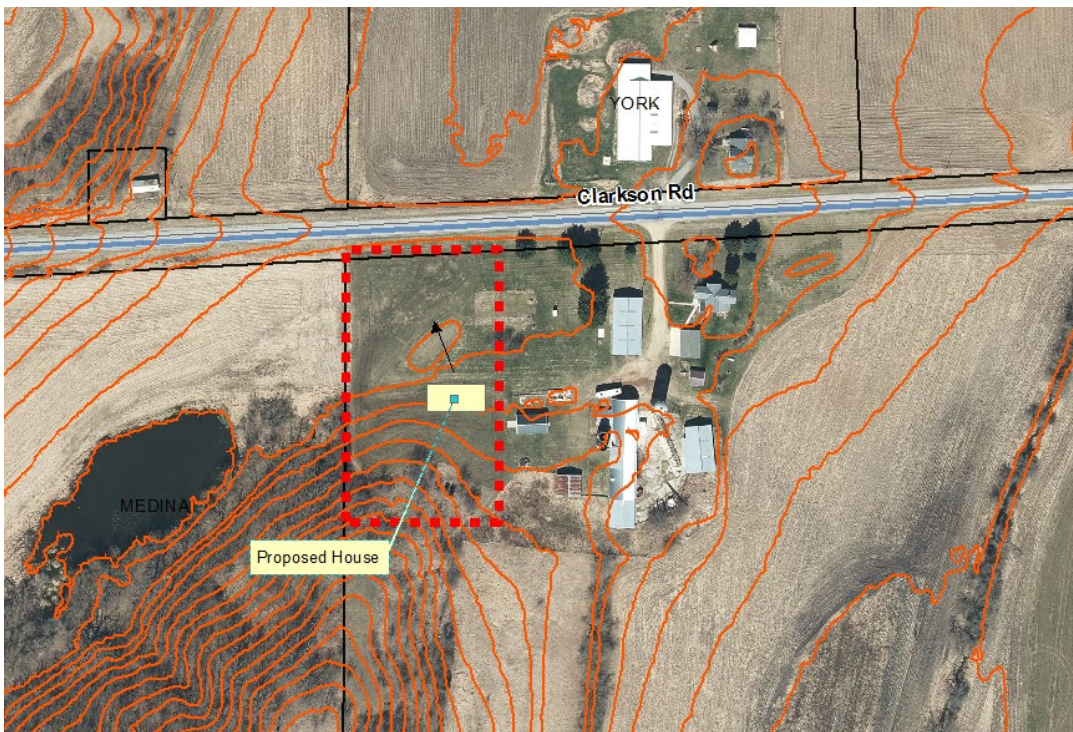
There are soils with partially hydric soils. As is shown in the map included with the packet of information, the land is labeled "Zone X". "Zone X" refers to areas that are out of the 1 percent (a.k.a. "100-year") and out of the 0.2-percent (a.k.a. "500-year") floodplain. Floodplain zoning does not apply in Zone X, and flood insurance is not mandatory. However, the landowner may still wish to inquire about purchasing voluntary flood insurance, as the flood risk is still greater than zero.

TOWN: The Town Board approved the petition conditioned upon the Town's animal restrictions being recorded on the property.

STAFF: Staff recommends approval with Town condition.

April 27th ZLR MEETING: The petition was postponed due to public opposition. The neighbor was concerned regarding the location of the house and storm water impacts on the lands to the west.

STAFF UPDATE: The application has been revised to increase the width of the lot in order for the house to be located further east. The storm water from the house will flow in the direction of Clarkson Road. The house will be located 105 feet away from the western property line as approved by the Town of Medina. Staff recommends approval with the Town of Medina animal restrictions being recorded on the property.



If you have any questions or comments please contact Senior Planner Pamela Andros at (608) 261-9780 or andros@countyofdane.com