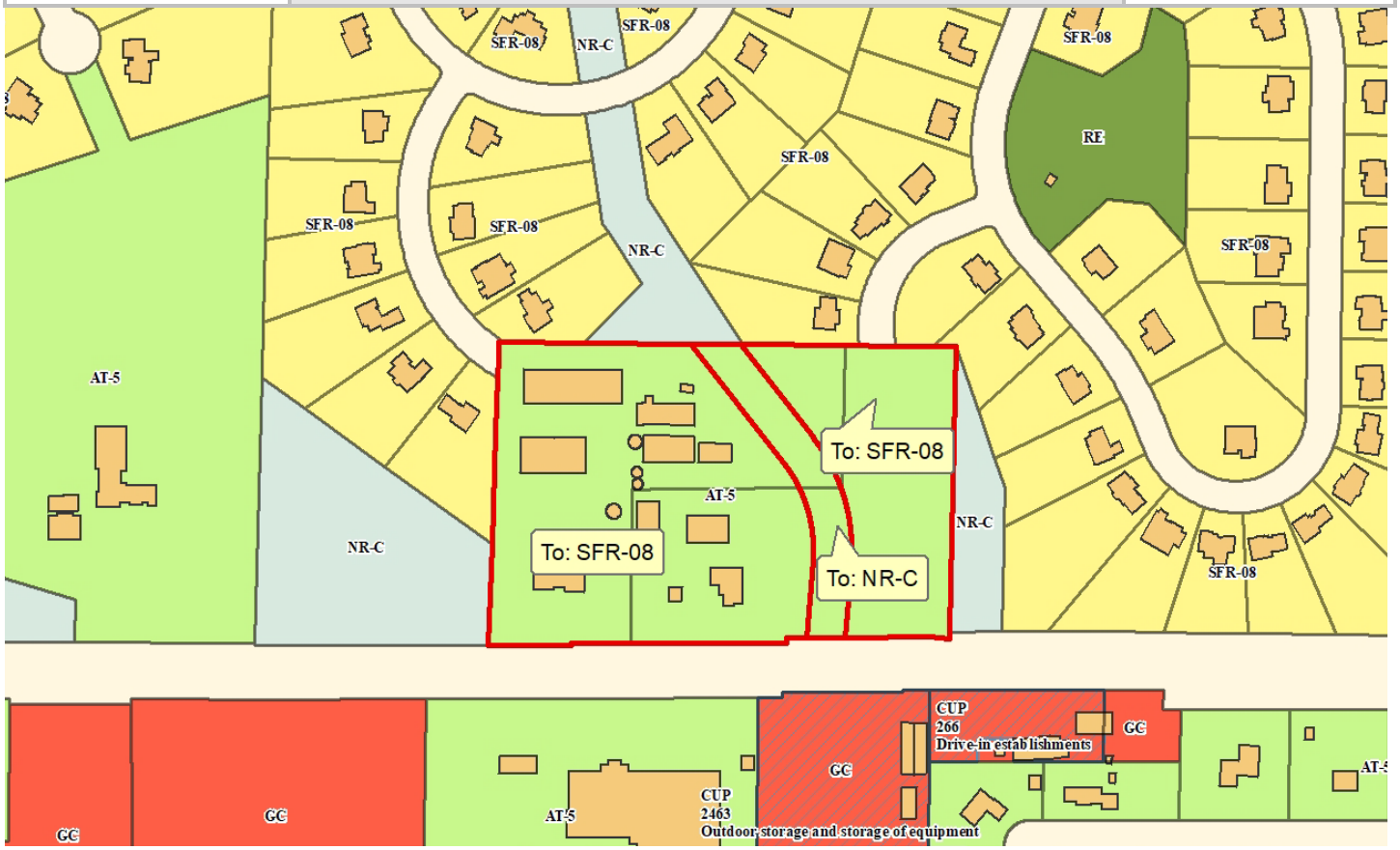
Staff Report Zoning and Land Regulation Committee	*Public Hearing*: **September 28, 2021**	**Petition 11742**
	Zoning Amendment Requested: **AT-5 Agriculture Transition District TO SFR-08 Single Family Residential District, AT-5 Agriculture Transition District TO NR-C Natural Resource Conservancy District**	*Town/Section:* **MIDDLETON, Section 20**
	Size: **10.6, 1.1 Acres** — *Survey Required.* ***No***	*Applicant* **MEIER REV LIVING TR, ROGER J**
	Reason for the request: **Create 7 residential lots**	*Address:* **7616 AND 7628 MINERAL POINT ROAD**



DESCRIPTION: The applicant would like to create 7 residential lots through the rezone and plat process. Frist step is to rezone the parcels from AT-5 to SFR-08. Lots average around 1.5 acres each, residential lot average is 0.75 to 1 acre.

OBSERVATIONS: Only the 2 existing homes would be accessing Mineral Point Rd. All new lots would access Bell-Vine Ct. or English Daisy Ct. Those 2 local streets would get cul-de-sac terminations.

TOWN PLAN: Town generally wants much of the residential CSM lots or platted lots rezoned to SFR-08 regardless of size.

RESOURCE PROTECTION: There are no resource protection areas on site but there is a drainage swale that bisects the site north to south. The swale is used to create parcel lines (edges) so no one new residential parcel has its building envelope impacted by the swale.

STAFF: The proposal appears to be consistent with Town and County Comprehensive Plans. Any questions about this petition or staff report please contact Curt Kodl at (608) 266-4183 or kodl@countyofdane.com

TOWN: The Town approved with the addition of the proposed NR-C zoning area added as an out lot to the plat. Town Condition was to update the application with the County, the applicant has done that.