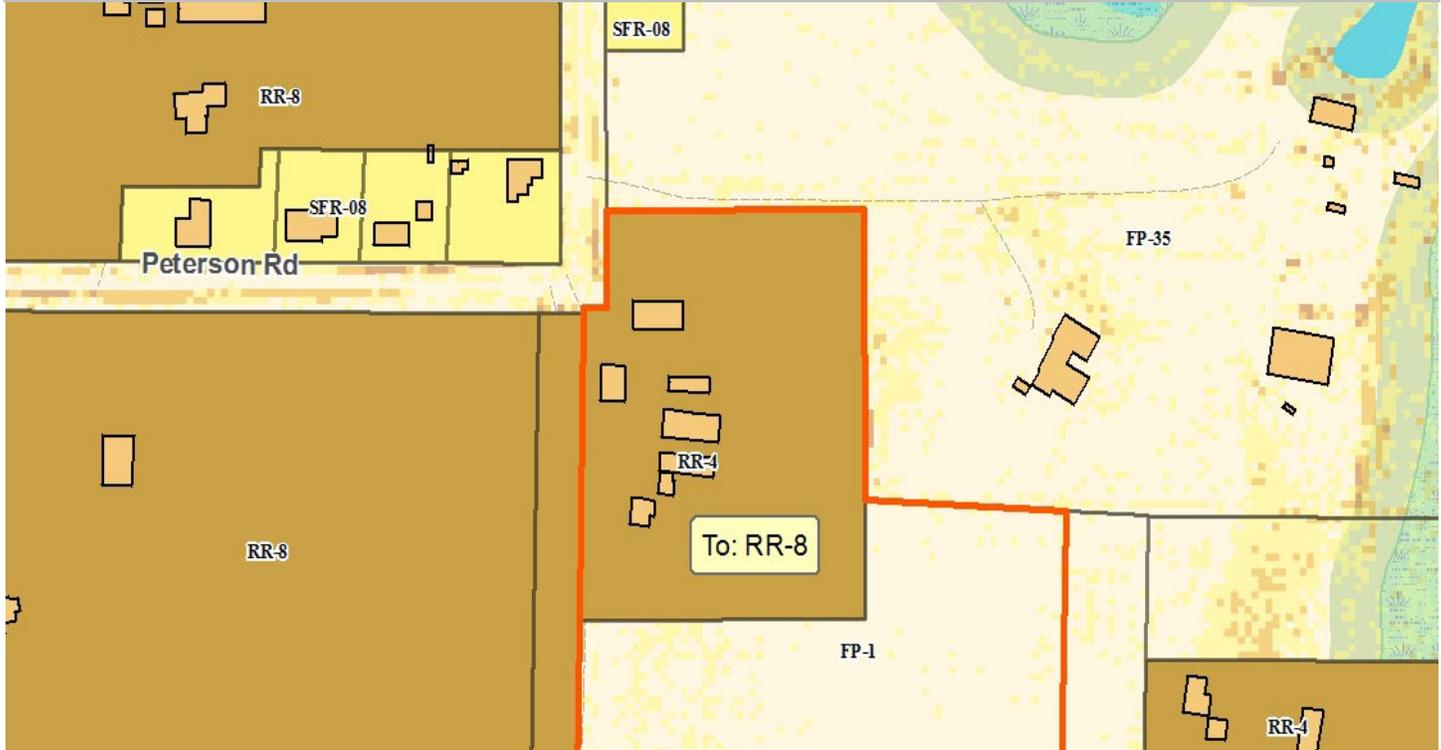


Staff Report  Zoning and Land Regulation Committee	<i>Public Hearing:</i> November 23, 2021		Petition 11765
	<i>Zoning Amendment Requested:</i> RR-4 Rural Residential District TO RR-8 Rural Residential District, FP-1 Farmland Preservation District TO RR-8 Rural Residential District		<i>Town/Section:</i> DUNN, Section 12
	<i>Size:</i> 5.1,4.54 Acres	<i>Survey Required.</i> Yes	
	<i>Reason for the request:</i> Expand existing residential lot		<i>Applicant</i> JEFFREY & ANN RIEGERT
		<i>Address:</i> 3363 PETERSON ROAD	



DESCRIPTION: Applicants Jeff and Ann Riegert own ~10 acres of land and wish to formally consolidate the property by rezoning to RR-8 and recording a one lot Certified Survey Map.

OBSERVATIONS: Current use of the property is rural residential and ag/open space. Surrounding land uses are ag/open space and scattered rural residences. No sensitive environmental features observed.

TOWN PLAN: The property is located in the town’s agricultural preservation area.

RESOURCE PROTECTION: No resource protection corridors located on the property.

STAFF: The property is currently comprised of a 5.15 acre RR-4 zoned Certified Survey Map lot, and an adjacent ~5 acre FP-1 zoned metes and bounds tax parcel that was acquired from an adjoining owner in February 1979 under a land contract. The proposed consolidation would provide zoning and land division compliance for the ~10 acre property and allow the owners to rebuild their residence in a preferred location on the property. Construction of the residence or any accessory structures will need to comply with town plan siting standards.

The proposal appears reasonably consistent with town plan policies. Staff recommends approval with the following town conditions:

1. A building envelope shall be depicted on the 9.64 acre one lot Certified Survey Map. All buildings constructed on the property shall be located within the building envelope area.
2. Owner shall record deed restriction on the 9.64 acre proposed RR-8 parcel, stating the following:
 - a. Future land division of the property is prohibited.
 - b. The development rights for this property have been exhausted and further residential development of the property is prohibited.

Any questions about this petition or staff report, please contact Majid Allan at (608) 267-2536 or allan@countyofdane.com.

TOWN: Approved with conditions (see attached and above).