
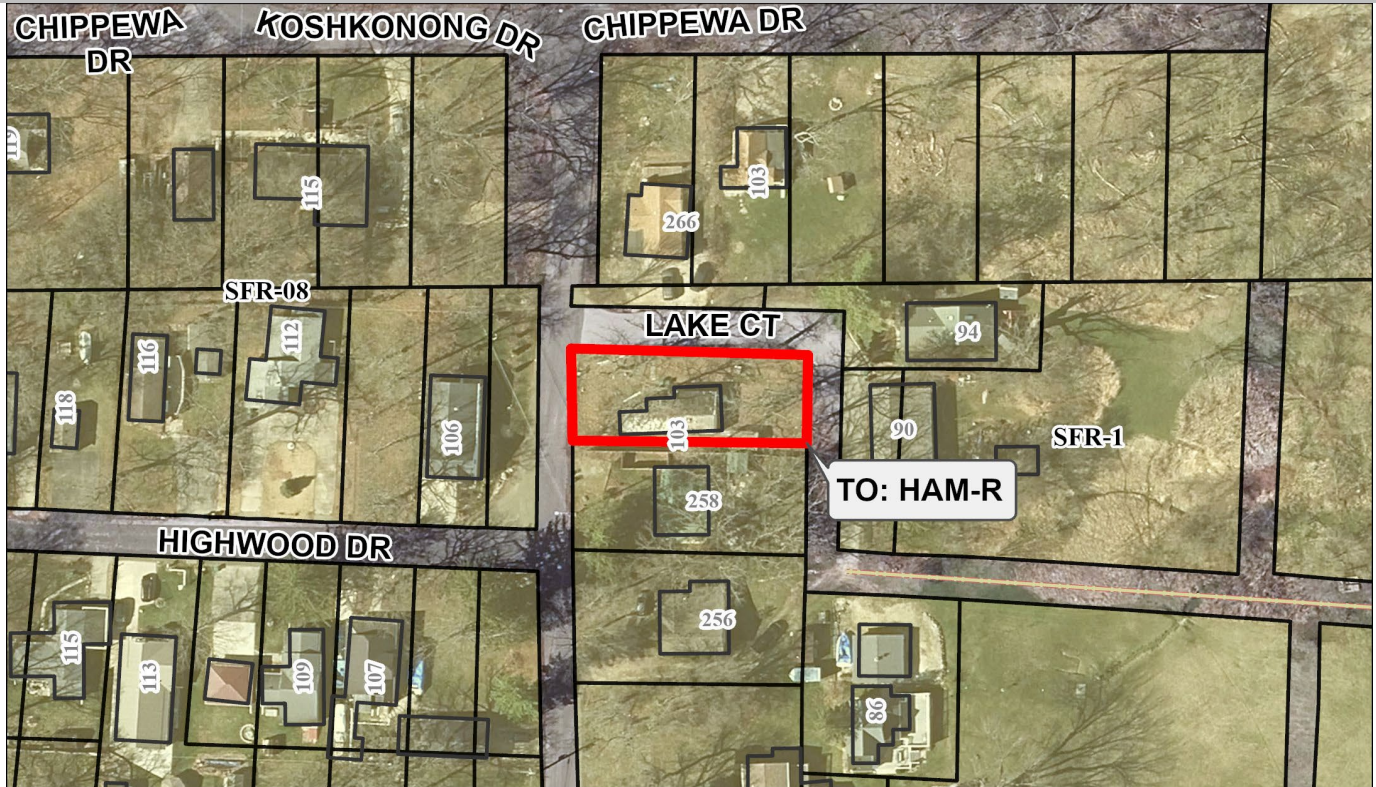


Staff Report  Zoning and Land Regulation Committee	<i>Public Hearing:</i> November 28, 2023	Petition 11986	
	<i>Zoning Amendment Requested:</i> SFR-08 Single Family Residential District TO HAM-R Hamlet Residential District	<i>Town/Section:</i> ALBION, Section 36	
	<i>Size:</i> 0.15 Acres	<i>Survey Required:</i> No	<i>Applicant:</i> MILJ Investments (John Schneider)
	<i>Reason for the request:</i> Zoning to allow residential home reconstruction		<i>Address:</i> 103 LAKE CT.
Withdrawn: Rezoning not needed for house replacement.			



DESCRIPTION: John Schneider / MILJ Investments propose to rezone an existing 6,000 square foot lot from SFR-08 to HAM-R Hamlet Residential in order to build a replacement single-family home. Rezoning is requested due to the small lot size; the lot is nonconforming to the zoning ordinance because SFR-08 zoning requires a minimum 8,000 sq ft lot size in areas on public sewer. The lot is part of the Highwood Estates Third Addition subdivision that was platted in 1928.

OBSERVATIONS: The lot would meet the requirements of the HAM-R zoning district, which requires a minimum 5,000 square feet for lots served by public sewer. The HAM-R district is intended to accommodate new or existing development, or redevelopment, on relatively small lots, with buildings close to the street. HAM-R areas typically have compact blocks and traditional grid patterns that are common in many older residential neighborhoods.

Home reconstruction would still be significantly limited due to the front yard setback requirements, because the lot is surrounded on three sides by public roads (Koshkonong Drive and Lake Court). Under HAM-R zoning, and due to the unusual configuration, the building setbacks would be established as follows. The lot qualifies for an exception to the roadside setback requirements along the long side of Lake Court under zoning code s.10.102(10)(e). This enables a setback based on the depth of the lot, and requires a larger setback for the garage versus the rest of the home (to ensure space on site to park a vehicle in front of the garage door). See image below for how setbacks would apply.

- North: 12 feet for house, 20 feet for a garage front façade (a front/road setback with an exception allowance)
- East and West: 20 feet (front/road setback)
- South: 10 feet (side setback)
- The new building envelope would be 92 x 27.5 feet or 2,530 square feet.



In addition, the owner will likely need to obtain a plat of survey in order to meet setback requirements as part of the zoning permit process for the new home.

COMPREHENSIVE PLAN: The property is located in the town's Lakeshore Residential / sanitary sewer service area. Plan policies generally support the redevelopment of properties in the area, provided any such development complies with county stormwater management requirements. (For questions about the comprehensive plan, please contact Senior Planner Majid Allan at (608) 267-2536 or allan@countyofdane.com)

RESOURCE PROTECTION: There are no sensitive environmental features on or within 300' of the subject property.

TOWN ACTION: Pending.

STAFF RECOMMENDATION: Staff recommends postponement at this time, due to the need for town action, per the ZLR Committee's adopted rules and procedures.

Pending town action, and any comments at the public hearing, staff would recommend approval of this petition with no conditions.

Any questions about this petition or staff report please contact Rachel Holloway at (608) 266-9084 or holloway.rachel@countyofdane.com