

Staff Report



**Zoning and
Land Regulation
Committee**

Public Hearing: **September 26, 2023**

Petition 11970

Zoning Amendment Requested:

NR-C Natural Resource Conservation District TO SFR-08 Single Family Residential District

Town/Section:

**PLEASANT SPRINGS,
Section 18**

Size: **0.152 Acres**

Survey Required: **Yes**

Applicant

**JENNIFER L
SCHEFFLER**

Reason for the request:

Zoning for residential use as part of lot combination

Address:

**WEST OF 3130
SUNNYSIDE ST**



DESCRIPTION: Applicant Dave Scheffler proposes to rezone an existing lot from NR-C to SFR-08, to enable it to be combined with two adjacent lots for construction of a new single-family home. Two existing cottages will be removed as part of the new home construction.

OBSERVATIONS: The lot is an unplatted government lot, which would be combined with two adjacent platted lots to the east which were created in 1923 with the Plat of Monson’s Park subdivision plat. Because of the presence of DNR-mapped wetlands and floodplain in this area, staff requested the applicant provide a wetland delineation and soil test results in order to determine building constraints (see Resource Protection comments below).

COMPREHENSIVE PLAN: The property is located in the Lake Kegonsa and Lower Yahara Residential Area. The area is planned for single-family residential development. There will be a reduction of two dwellings as part of this proposal. The redevelopment appears to meet Town Plan policies.

RESOURCE PROTECTION: A wetland delineation was conducted by Resource Environmental Solutions, LLC (RES) which verified that the wetlands are present on adjacent lands to the north and do not extend onto the subject property. Development of the site must comply with a minimum 75’ setback from the delineated wetlands. In addition, the applicant provided soil test results to verify depth of water table to meet flood storage requirements. Compensatory flood water storage cannot be below water table.

County Staff have reviewed the preliminary plans for the redevelopment of the site. The proposed house placement will meet the 75-foot wetland setback requirement. The property will need to be regraded to provide for a compensatory flood storage area in order to comply with floodplain regulations. Due to existing impervious surfaces being removed, the proposal will meet Shoreland Regulations regarding impervious surfaces. The first floor of the house will be 2.5 feet above the base flood elevation in accordance with Floodplain Regulations.

DANE COUNTY LAND AND WATER RESOURCE DEPARTMENT: Parcel is small and with the shoreland zone, requiring shoreland EC permit for any disturbance and also likely requiring a shoreland mitigation permit.

TOWN ACTION: On August 15th the Town Board recommended approval of the rezone with no special conditions.

STAFF RECOMMENDATION: Pending any comments at the public hearing, staff recommends approval of the petition subject to the following conditions:

1. A Shoreland Zoning Permit, Floodplain Development Permit, and a Shoreland Erosion Control Permit shall be obtained prior to the redevelopment of the property.
2. Crawlspace shall comply with FEMA Floodplain design requirements.

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