
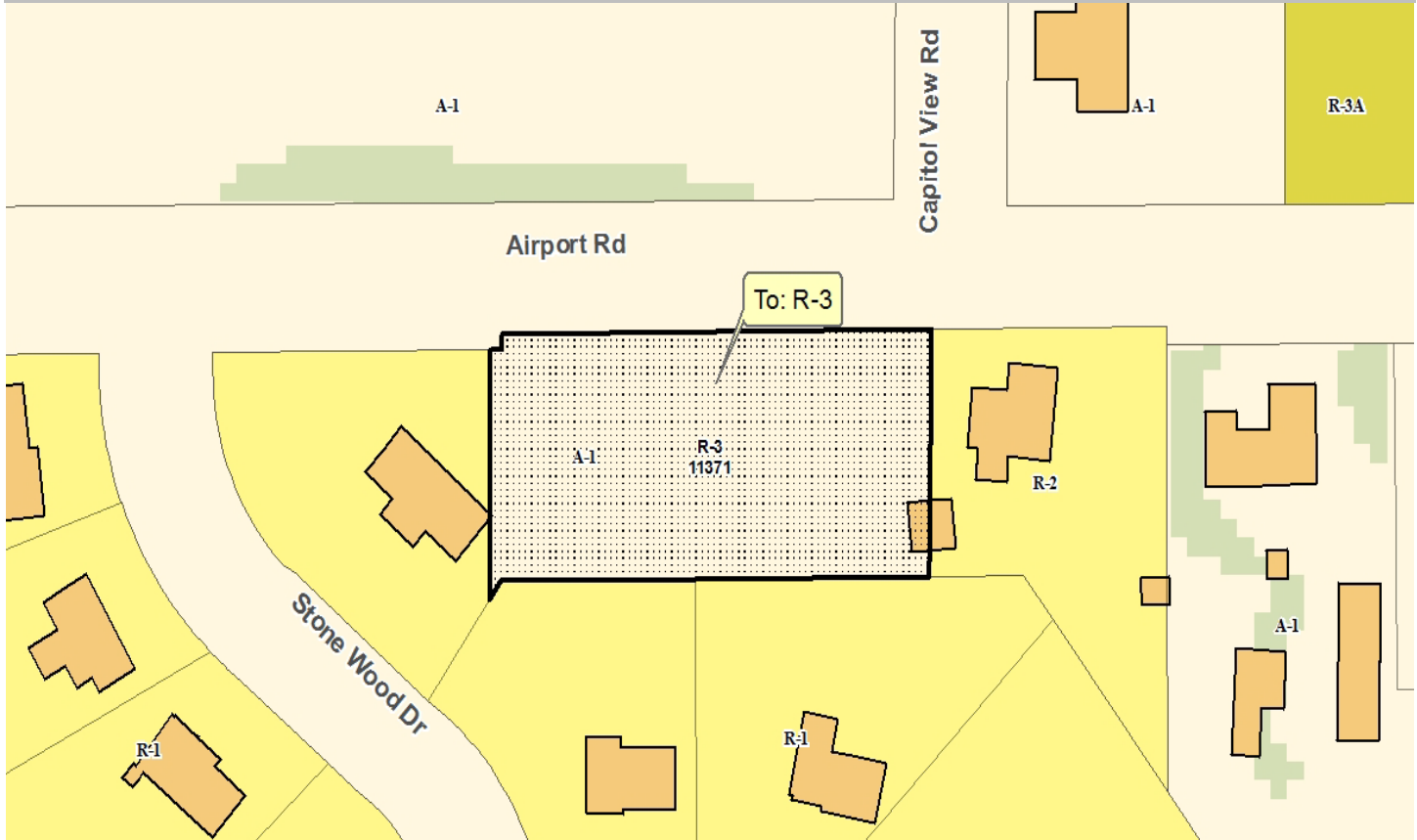


<b>Staff Report</b>    <b>Zoning and Land Regulation Committee</b>	<u>Public Hearing:</u> <del>January 22, 2019</del> February 12, 2019		<b>Petition 11371</b>
	<u>Zoning Amendment Requested:</u> <b>A-1 Agriculture District to R-3 Residence District</b>		<u>Town/Section:</u> <b>Middleton, Section 4</b>
	<u>Size:</u> <b>0.8 Acres</b>	<u>Survey Required?</u> <b>No</b>	<u>Applicant:</u> <b>Marianne Gardner</b>
	<u>Reason for the Request:</u> <b>Zoning District change to allow for a reduced rearyard setback</b>		<u>Address:</u> <b>8461 Airport Road</b>



**DESCRIPTION:** The applicant would like to construct a residence closer to the south lot line of the property than allowed under current A-1 zoning. A-1 zoning requires 50 feet where R-3 zoning only needs 25 feet.

**OBSERVATIONS:** The property is located in a largely residential area adjacent to properties that are on average less than an acre. (The Second Addition to Hickory Woods Subdivision) The property will eventually be, per the Town’s boundary agreement, part of the City of Middleton.

**TOWN PLAN:** The property is located in the Residential Planning Area in the Town of Middleton Comprehensive Plan.

**RESOURCE PROTECTION:** The proposed rezone is outside any resource protection areas.

**STAFF:** The proposal doesn’t increase the density in the area. The proposal meets the dimensional standards of the proposed zoning district and appears to meet the policies of the Town’s Comprehensive Plan.

**TOWN:** The Town Board approved the petition with no conditions.