



Staff Report

Public Hearing: **May 10, 2016**

Petition: **Rezone 10972**

Zoning Amendment:
A-1EX Exclusive Agriculture District to A-2(4) Agriculture District

Town/sect:
Dane Section 29 & 32

Acres: *6.82*
Survey Req. *Yes*

Applicant
Donald Hewitt

Reason:
Separating existing residence from farmland

Location:
7555 Brereton Road

Zoning and Land Regulation Committee



DESCRIPTION: Applicant proposes to separate the existing residence and farm buildings from the farm.

OBSERVATIONS: A pond / wetland area is located immediately to the north of the proposed A-2(4) parcel. No other sensitive environmental features observed. No new development proposed.

TOWN PLAN: The property is located in the town's agricultural preservation area. As indicated on the attached density study report, the property will remain eligible for 3 possible splits if the petition is approved. Note that the town of Dane counts all residences as a split against the density limitation.

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

STAFF: The proposal meets the dimensional standards of the A-2(4) zoning district and is consistent with town plan policies.

TOWN: Approved with no conditions.