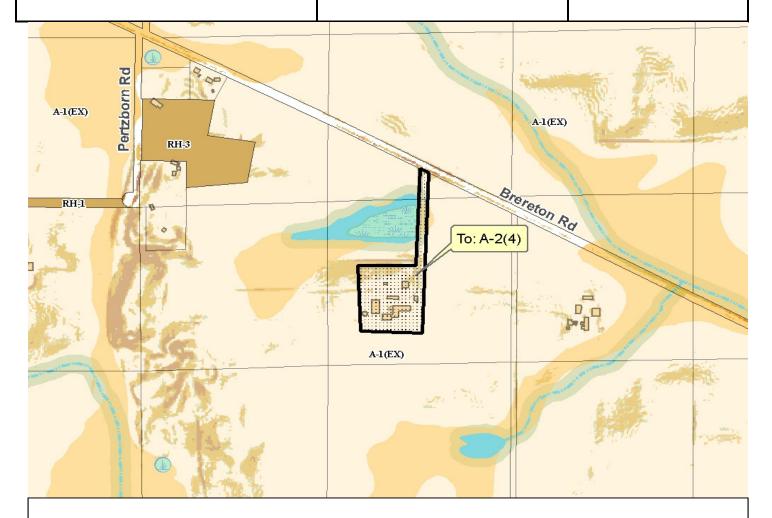


Staff Report

Zoning and Land Regulation Committee

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



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.