



Staff Report

Zoning and Land Regulation
Committee

Public Hearing: **September 17, 2018**

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

Acres: 2.1
Survey Required: Yes

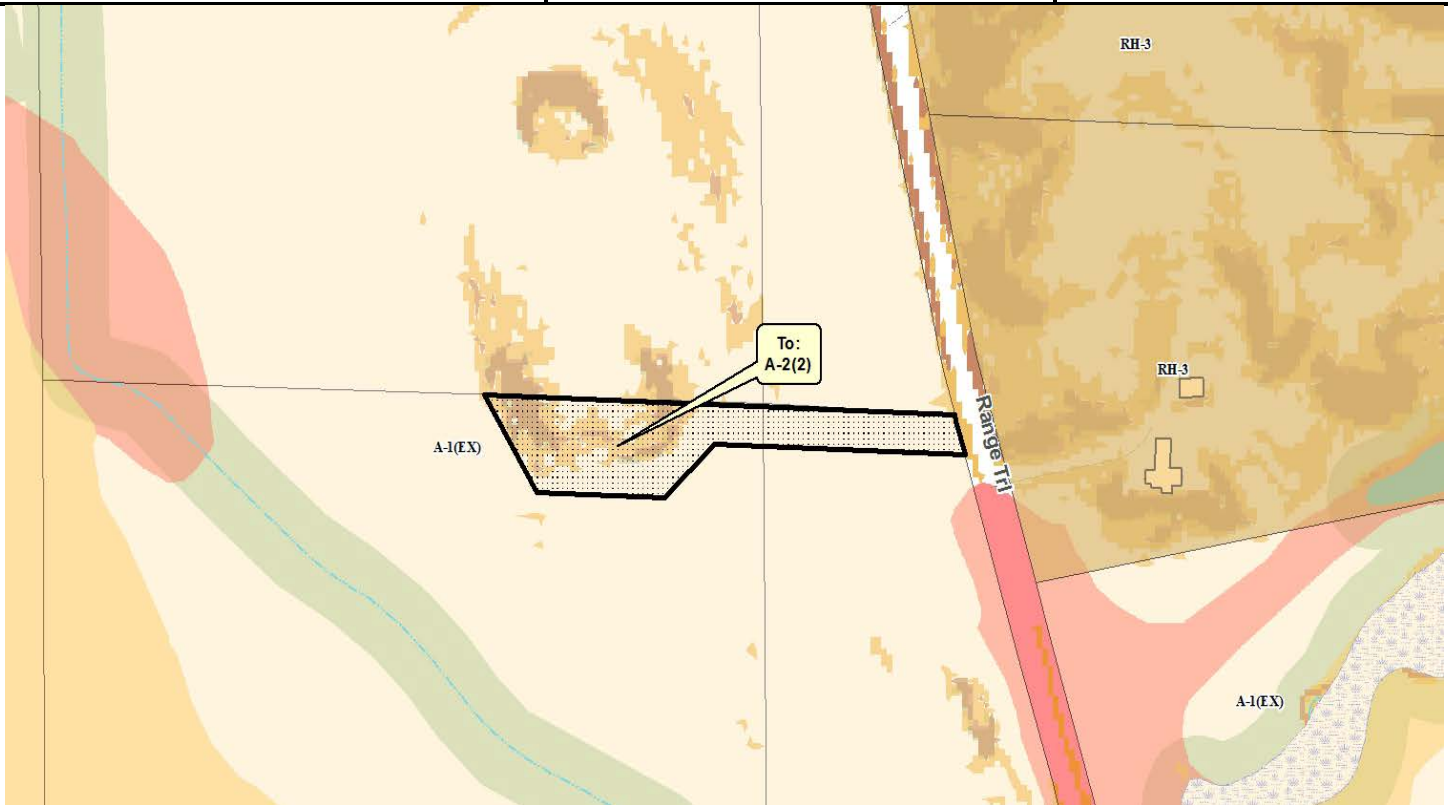
Reason:
Creating one residential lot

Petition: **Petition 11342**

Town/Section:
Montrose, Section 3

Applicant:
Thomas A. Sarbacker

Location:
East of 1560 Range Trail



DESCRIPTION: The applicant would like to create a 2-acre residential lot on the 148-acre farm.

OBSERVATIONS: The proposed lot is located on the most northerly part of the farm along the property fence line. The proposed lot is mostly wooded with grades of 12 percent. This is the highest elevation on the farm. The area is outside Class I & II soils. No sensitive environmental features are observed.

TOWN PLAN: The property is within the Farmland Preservation Area of the adopted Town of Montrose/Dane County Comprehensive Plan. Residential development is limited to one unit per 35 acres owned as of 9/11/1978. As noted in the attached density study, if Petition 11342 is approved, there will be one density right remaining on the original farm.

RESOURCE PROTECTION: The town/county comprehensive plan does not recognize steep slope topography as part of their resource protection area. There is a small portion of the westerly part of the lot that contains slopes exceeding 20 percent. Development should be avoided in this area.

STAFF: The proposal meets the dimensional standards of the zoning district and appears to meet adopted plan policies.

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