



# Staff Report

Public Hearing: **April 25, 2017**

Petition: **Rezone 11108**

Zoning Amendment:  
**A-1EX Exclusive Agriculture District to A-2(8) Agriculture District**

Town/sect:  
**Vermont Section 19**

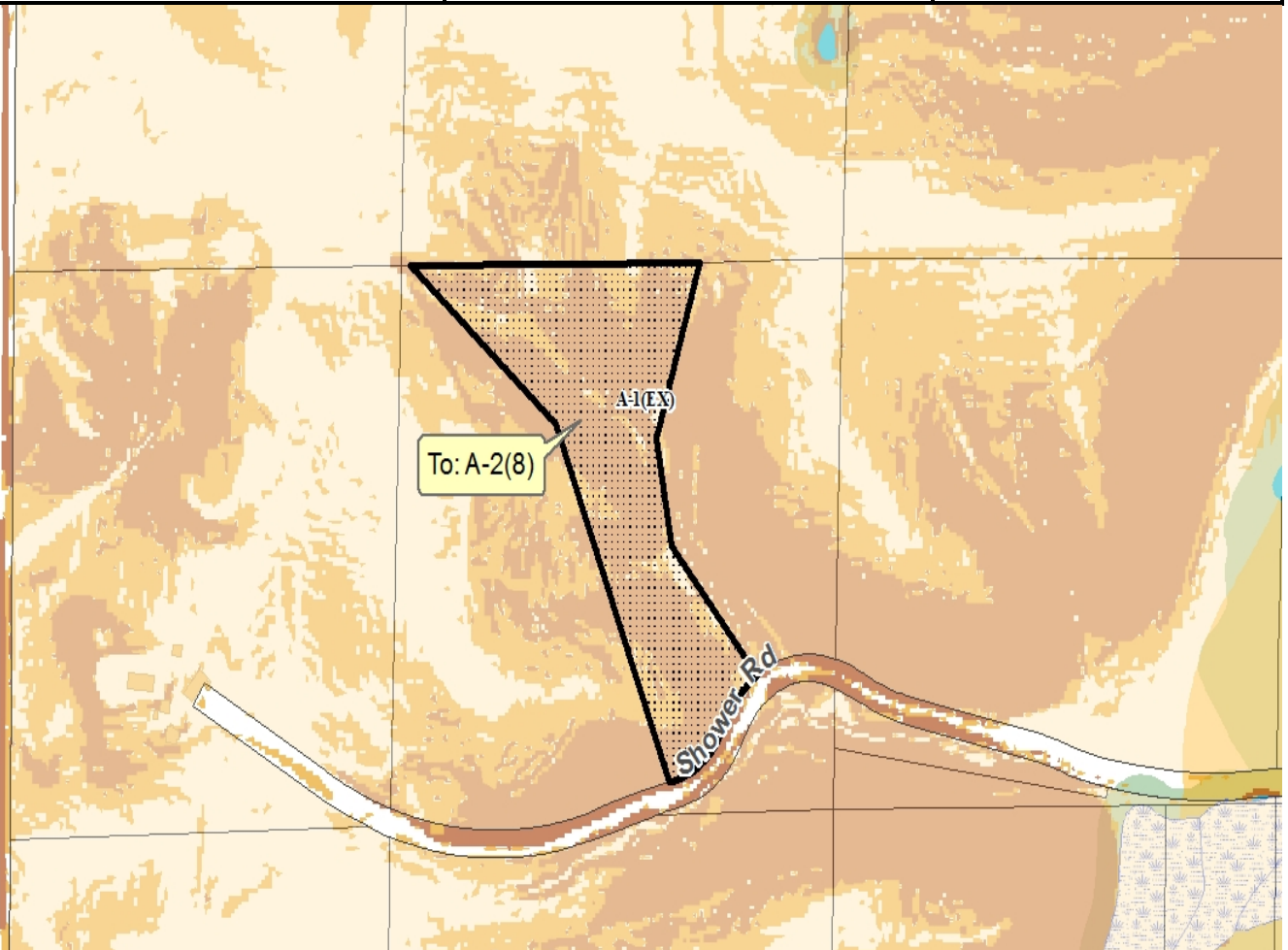
Acres: 11.3  
Survey Req. Yes

Applicant  
**Andrew E Anderson**

Reason:  
**West of 3825 Shower Rd**

Location:  
**West of 3825 Shower Rd**

Zoning and Land Regulation Committee



**DESCRIPTION:** Landowner proposes rezoning a legal, nonconforming 11.3-acre parcel to the A-2(8) zoning district to bring the parcel into zoning and land division compliance and allow for the construction of a single-family residence.

**OBSERVATIONS:** Parcel was created as a separate lot of record in October, 1974.

**TOWN PLAN:** The parcel is in a Farmland Preservation Area. The town/county plan allows residential development on vacant legal, nonconforming parcels of 20 acres or less, but does not allow such parcels to be redivided.

**RESOURCE PROTECTION:** There are no mapped resource protection corridors on the property. However, the parcel sits in a steep valley, with slopes exceeding 20%. Development on slopes of 12% or more must meet erosion control requirements of Chapter 14, Dane County Code.

**STAFF:** Landowner must obtain Erosion Control Permits under Chapter 14, Dane County Code before any land-disturbing activity takes place. The applicant may wish to obtain a Preliminary Review Letter from the Water Resources Engineering Division of the Land and Water Resources Department prior to establishing final development plans.

**TOWN:** Town approved with no conditions on 3/13/2017