


Staff Report  Zoning and Land Regulation Committee	Public Hearing: April 30, 2019	Petition 11408
	Zoning Amendment Requested: A-1EX Agriculture District TO RH-1 Rural Homes District FP-35 Farmland Preservation TO RR-2 Rural Residential District	Town/Section: MONTROSE, Section 36
	Size: 2.09 Acres	Survey Required. Yes
	Reason for the request: Creating one residential lot	Applicant: LARRY F DONAHUE
		Address: NORTH OF 6535 BEST ROAD



DESCRIPTION: Applicant would like to rezone 2.09 acres from the A-1(ex) zoning district to the RH-1 zoning district to allow for a single-family residence.

Note: The Town of Montrose adopted the new Dane County Zoning Ordinance on April 8, 2019. The petition has been updated to reflect the new zoning district classifications, FP-35 and RR-2.

OBSERVATIONS: The proposed RH-1 parcel would have approximately 67 feet of frontage onto Best Road.

TOWN PLAN: The property is in a Farmland Preservation Area in the town/county plan. Density standards apply. If Petition 11408 is approved, there will be 2 homesites remaining.

RESOURCE PROTECTION: There are no mapped resource protection corridors on the property.

STAFF: The proposal meets the dimensional standards of the zoning district and appears to be consistent with the Montrose Comprehensive Plan policies.

April 30th ZLR Meeting: The Committee postponed action due to no Town action.

TOWN: The Town Board approved the petition with no conditions. The Town noted that this is the second of the four housing density rights being used on the original farm.

June 20th County Board Meeting: The County Board referred this petition back to the ZLR Committee to allow the petitioner to revise the zoning boundary.

STAFF UPDATE: The petitioner would like to expand the proposed zoning boundary by $\frac{3}{4}$ -acre making to make a 3-acre lot. The lot was expanded in order for the septic system to be located further away from the house. The petition still appears to be consistent with the Town Plan policies.