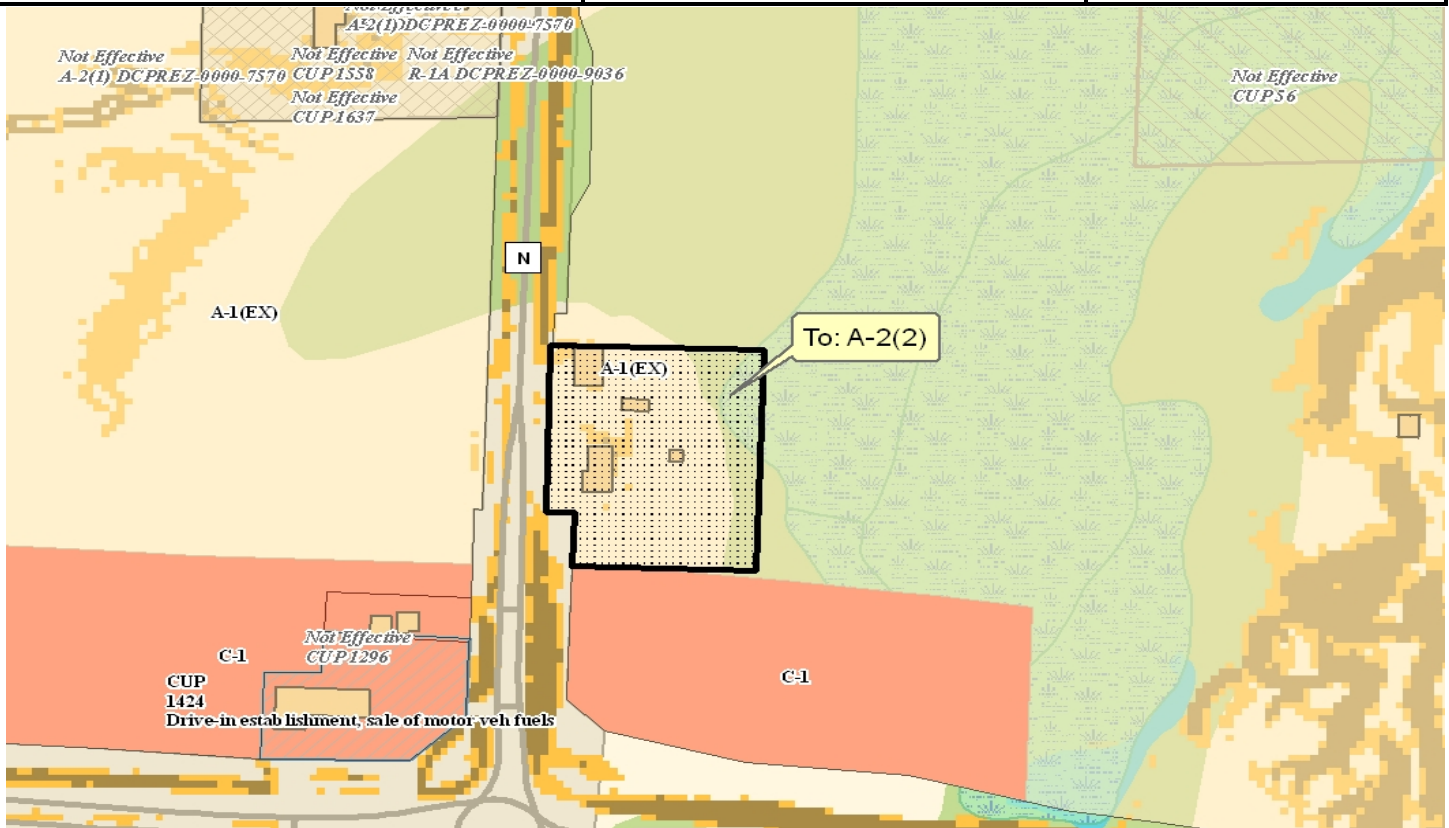




Staff Report

Public Hearing: April 28, 2015	Petition: Rezone 10834
Zoning Amendment: A-1EX Exclusive Agriculture District to A-2(2) Agriculture District	Town/sect: Sun Prairie Section 33
Acres: 2.05 Survey Req.: Yes	Applicant: Dushack REV TR, Elinor G
Reason: Separating existing residence from farmland	Location: 4846 County Highway N

Zoning and Land Regulation Committee



DESCRIPTION: Applicant proposes to separate the existing residence and buildings from the farmland. The proposal is being made for estate planning purposes.

OBSERVATIONS: There is an area of wetlands located east of the proposed lot. No other sensitive environmental features observed.

TOWN PLAN: The property is located in the town's "conservancy" planning area. The Town Land Use Plan limits new residential development to 11 homes in 2015. Development is limited to 1.2% growth. There will be no increase in housing density as part of this petition.

RESOURCE PROTECTION: There is a small area of resource protection corridor associated with wetlands on the owners' adjoining property. No new development is proposed.

DANE COUNTY HIGHWAY: County Highway N is a controlled access highway. No new accesses will be permitted due to rezone.

STAFF: The proposal appears consistent with town plan policies.

4/28 ZLR: The petition was postponed due to no town action.

TOWN: Approved with no conditions.