



Staff Report

Public Hearing: **April 28, 2015**

Petition: **Rezone 10826**

Zoning Amendment:

A-1EX Exclusive Agriculture District to R-1 Residence District

Town/sect:

Roxbury Section 20

Acres: 1.0

Survey Req. No

Applicant

Bradley T Breunig

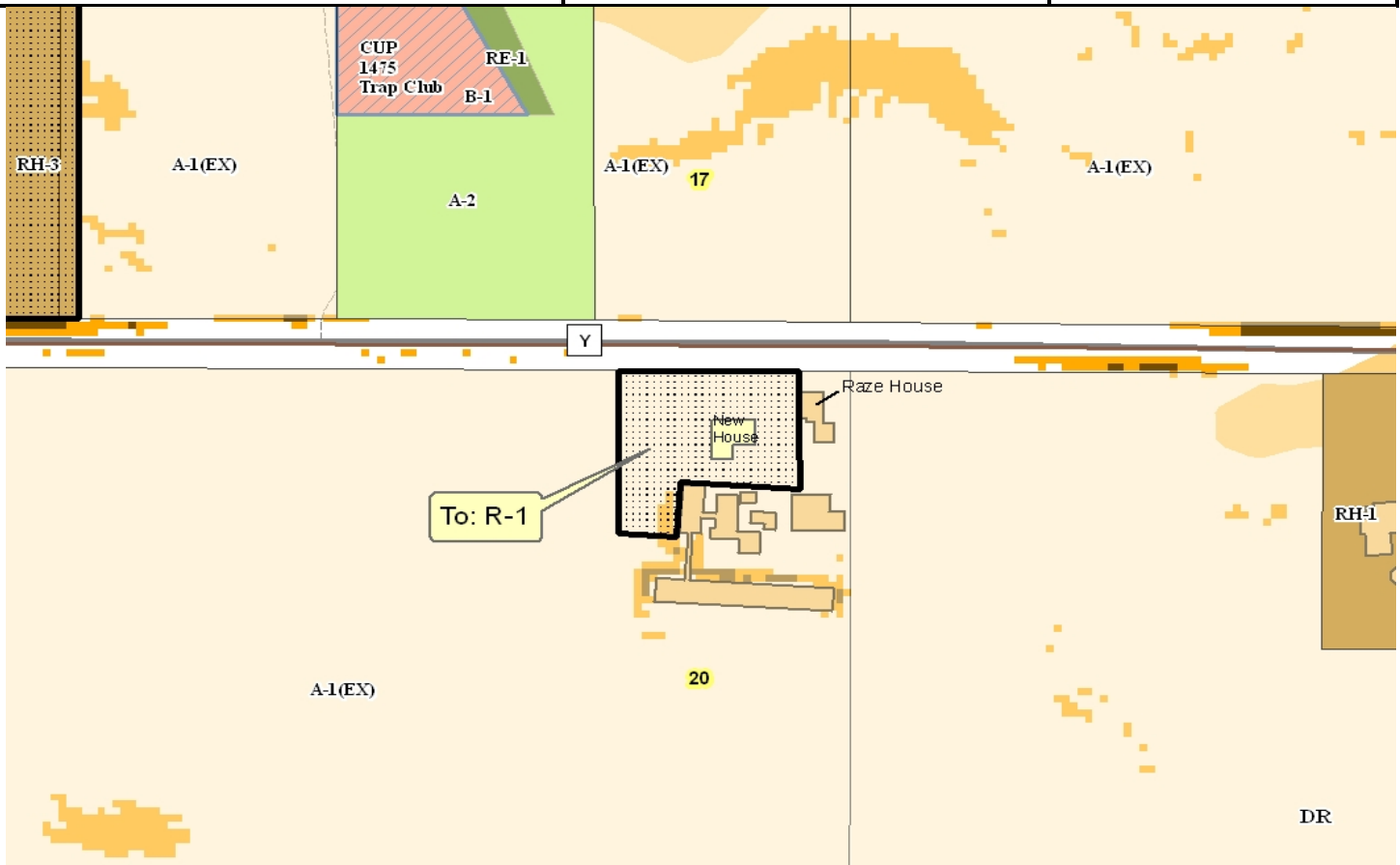
Reason:

Separating existing residence from farmland

Location:

9103 County Road Y

Zoning and Land Regulation Committee



DESCRIPTION: The applicant would like to create a residential lot for the newly constructed residence on the 39-acre farm.

OBSERVATIONS: The existing house was recently constructed in 2013. The property consists entirely of Class II soils. No other sensitive environmental feature observed.

TOWN PLAN: The property is located in the Agricultural Preservation Area. The new home was a replacement of the original farm residence. There will be no increase in housing density as part of this petition.

RESOURCE PROTECTION: The proposal is not located within a resource protection area.

DANE COUNTY SANITARIAN: The lot should be configured so that the entire on-site septic system is contained within the boundaries of the new lot.

STAFF: The location of the proposed rear lot line does not meet the minimum 50-foot setback requirement found in the R-1 Zoning District. Staff suggests amending the Zoning District to R-2 which allows a 35-foot for the rear setback of the house. As indicated on the attached density study report, it appears that the available splits on the property will be exhausted. Staff suggests a deed restriction be placed on the balance of A-1EX land prohibiting further residential development.

TOWN: Approved with no conditions.