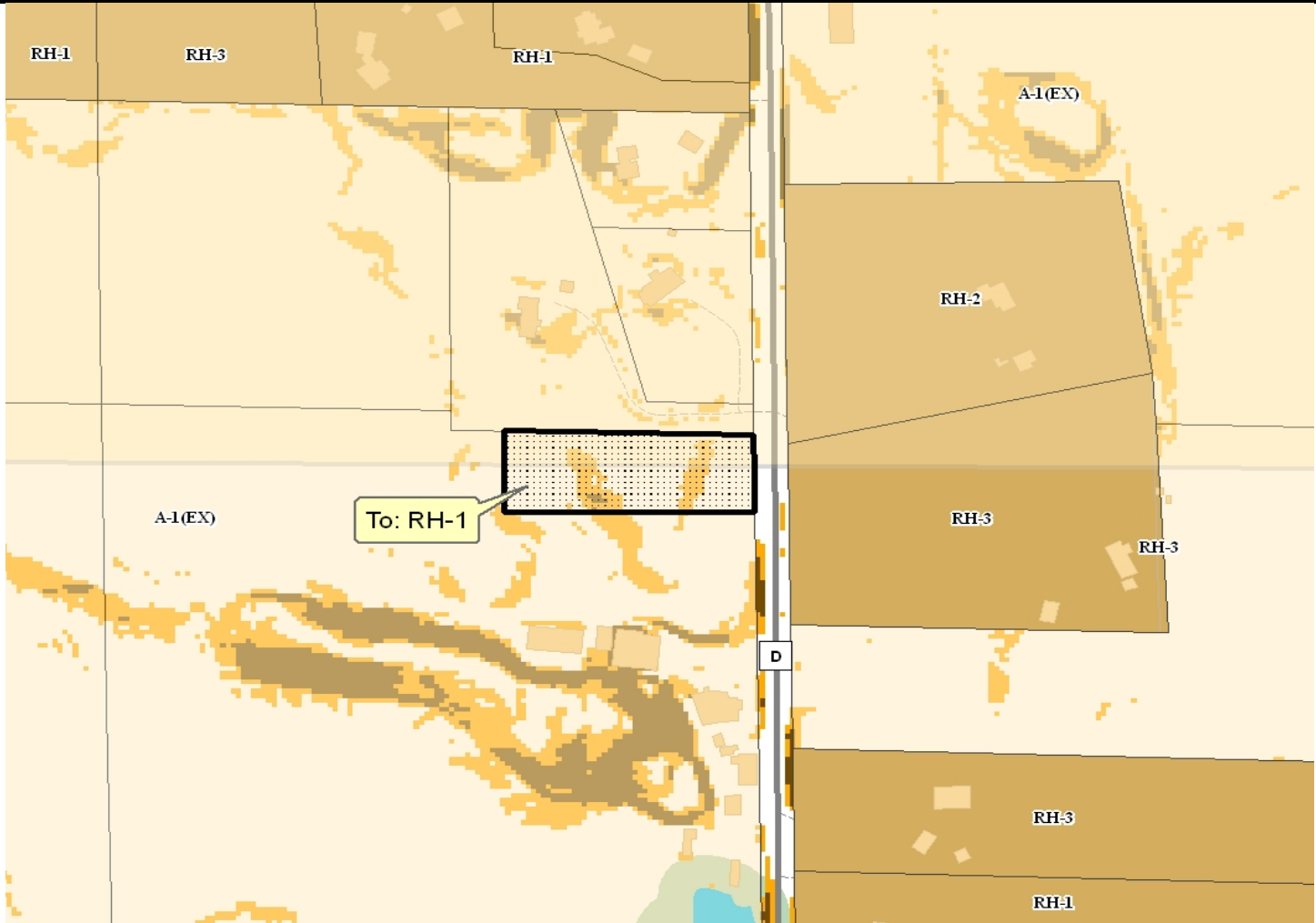




Staff Report

Zoning and Land Regulation Committee

<i>Public Hearing:</i> April 29, 2014	<i>Petition:</i> Rezone 10667
<i>Zoning Amendment:</i> A-1EX Exclusive Agriculture District to RH-1 Rural Homes District	<i>Town/sect:</i> Oregon Section 08
<i>Acres:</i> 2.1 <i>Survey Req. Yes</i>	<i>Applicant:</i> Wayne Ace
<i>Reason:</i> Creating one residential lot	<i>Location:</i> South of 1247 County Highway D



DESCRIPTION: The applicant would like to create a residential lot for a family member on the 109-acre farm.

OBSERVATIONS: Approximately 20% of the proposed lot consists of Class II soils. A small portion of the property has slopes exceeding 12% grade. No sensitive environmental features observed. A driveway permit has been obtained from Dane County Highway Department.

TOWN PLAN: In Farmland Preservation Area; 1:35 applies. Three splits remaining.

RESOURCE PROTECTION: None.

STAFF: The proposal meets the dimensional standards of the zoning district.

TOWN: Approved with no conditions.