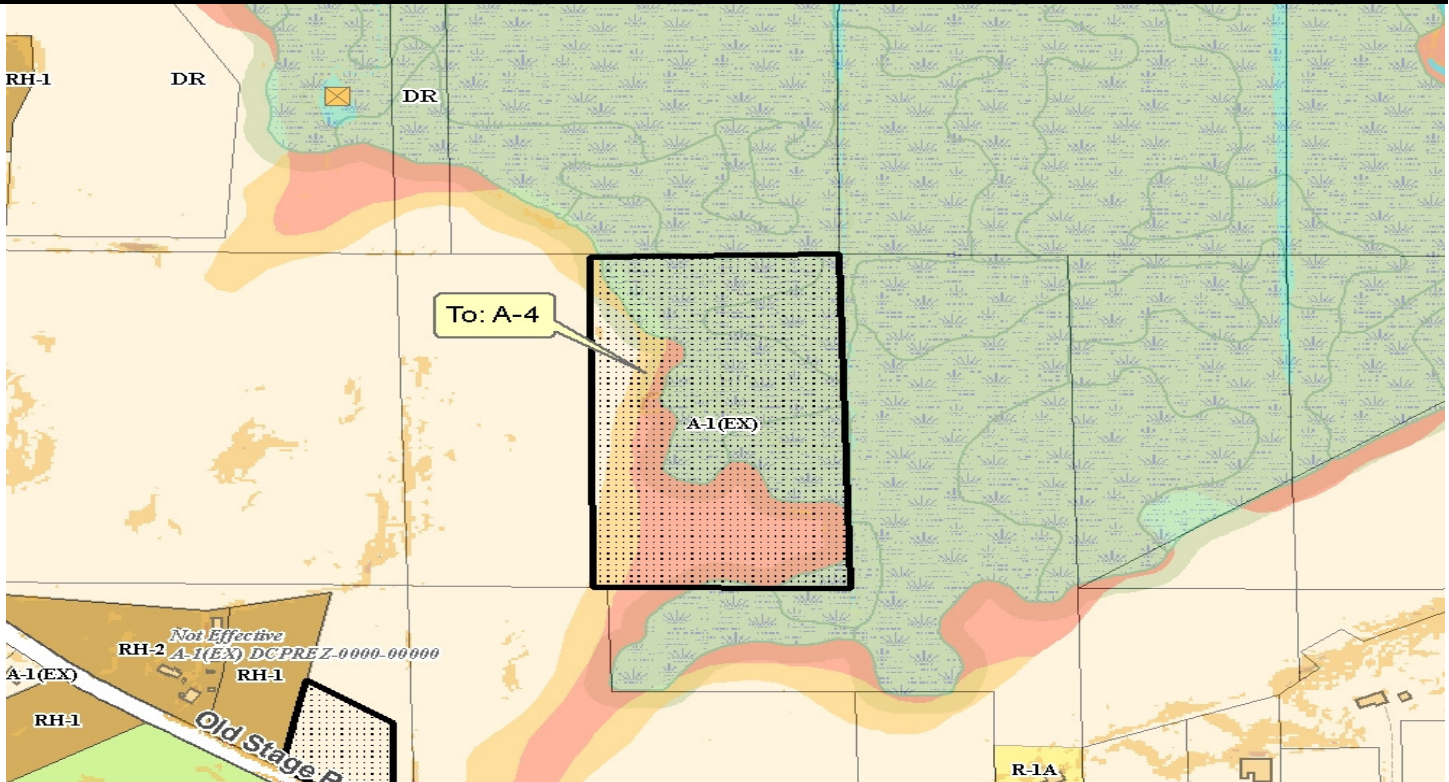




# Staff Report

<b>Public Hearing: March 22, 2016</b>	<b>Petition: Rezone 10953</b>
<b>Zoning Amendment: A-1EX Exclusive Agriculture District to A-4 Small Lot Agriculture District</b>	<b>Town/sect: Rutland Section 35</b>
<b>Acres: 23.6 Survey Req. Yes</b>	<b>Applicant Don Wahlin (DCW Investments LLC)</b>
<b>Reason: Create an agriculture lot for hunting</b>	<b>Location: North of 3524 Old Stage Road</b>

Zoning and Land Regulation Committee



**DESCRIPTION:** Applicant proposes to create a separate ~24 acre parcel to be sold as hunting/recreational land. The proposed A-4 Agriculture Zoning District prohibits residences from being constructed on the property.

**OBSERVATIONS:** The majority of the proposed parcel is covered by wetlands and hydric soils. FEMA Flood Insurance Rate Maps (FIRM) designate the property assigned as a flood hazard area. No development is proposed.

**TOWN PLAN:** The property is located in the town's agricultural preservation area.

**RESOURCE PROTECTION:** A resource protection corridor is located on the property associated with a large wetland complex.

**STAFF:** The property is not eligible for any additional non-farm residential development under the town plan. Creation of the 24 acre open space parcel appears reasonably consistent with town plan policies. A waiver from the 66' of road frontage requirement will be required. Staff suggests recording of an access easement to provide ingress/egress to the property.

**NOTE:** Any grading or land disturbing activity in the wetland area requires approval from Army Corps of Engineers, Wisconsin DNR, and Dane County.

**3/22 ZLR:** The petition was postponed due to no town action.

**TOWN:** Approved with no conditions.