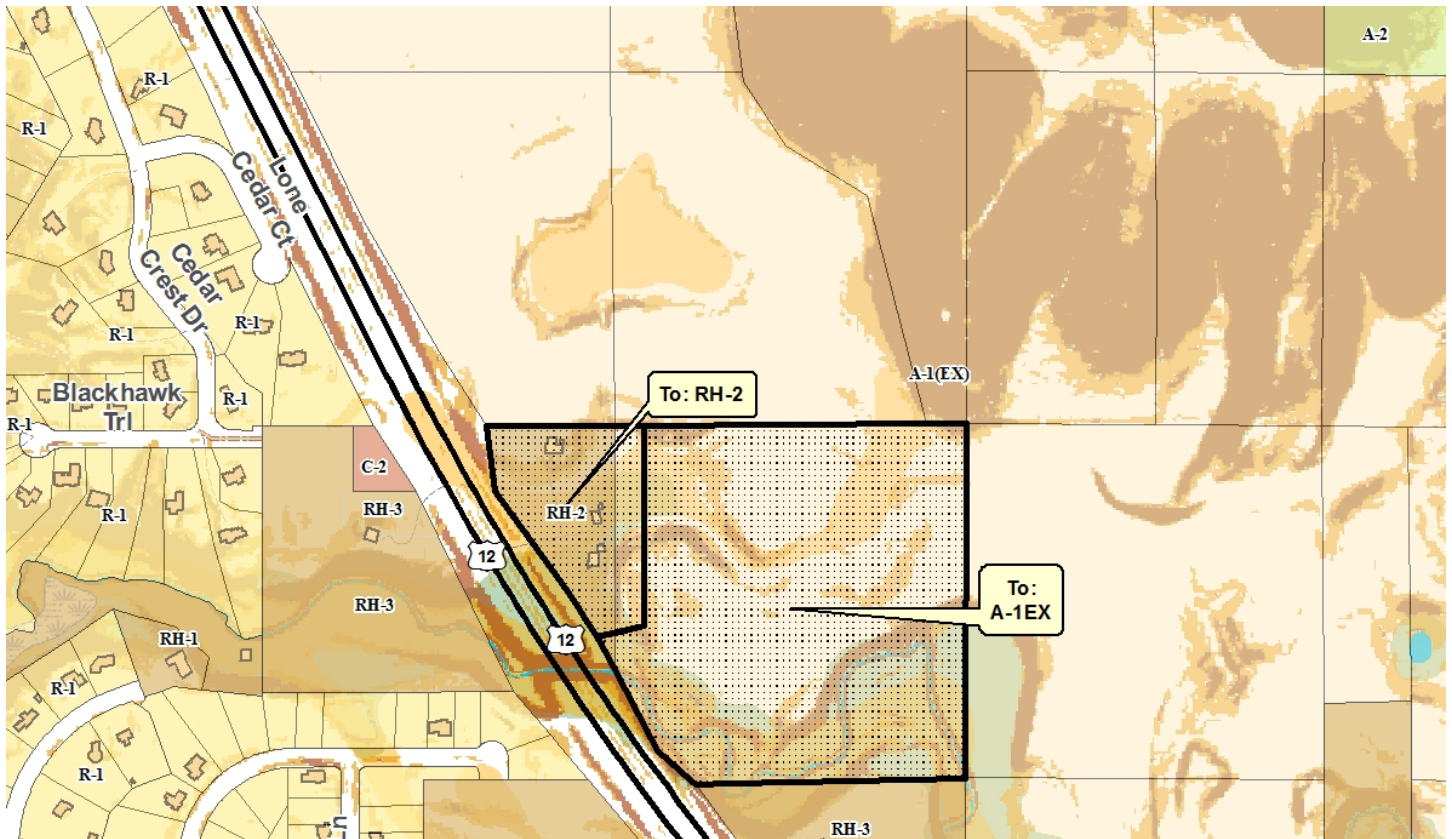




Staff Report

Zoning and Land Regulation Committee	Public Hearing: May 22, 2018	Petition: Petition 11280
	Zoning Amendment: RH-2 Rural Homes District TO A-1EX Agriculture District, A-1EX Agriculture District TO RH-2 Rural Homes District	Town/sect: ROXBURY, Section 18
	Acres: 0.1, 2 Survey Req. Yes Reason: Shifting of property lines between adjacent land owners	Applicant: CURT E DIEHL Location: SOUTH AND EAST OF 7342 US HIGHWAY 12



DESCRIPTION: The petitioner has request a zoning change on the property in order to correct a land division violation which occurred in 2017 (land division without CSM). The change adds 1.9 acres to the existing RH-2 lot. The change also provides additional frontage to the A-1Ex lot in order for the property to gain access to Hwy 12.

OBSERVATIONS: There is an existing residence on the RH-2 lot and the A-1Ex lot is used as pasture. Both properties have limited access to US Highway 12. There is a field road that runs within the road right-of-way that provides access to the A-1Ex lot. The entire drive path for the A-1Ex lot is within the floodplain. A flood study will be required for any driveway improvements to the existing field drive. No other sensitive environmental features observed.

TOWN PLAN: The property is in the agricultural preservation district of the town plan.

RESOURCE PROTECTION: There is an undefined floodplain (Zone A) that affects both properties. An intermittent stream runs along the south side of the A-1Ex property which causes access limitations to the property. Shoreland Regulations (300 feet from the stream) and Floodplain regulations will apply to any future development of the properties.

STAFF: The rezone appears consistent with the Dane county and Town of Roxbury Plan Comprehensive Plans. The A-1Ex Exclusive Agriculture Zoning does not permit the construction of a single family residence.

TOWN: The Town Board has approved the petition with no conditions.