



Staff Report

Zoning and Land Regulation Committee

Public Hearing: **April 24, 2018**

Zoning Amendment:
**A-1EX Agriculture District TO A-2
(2) Agriculture District**

Acres: 2.17
Survey Req. Yes

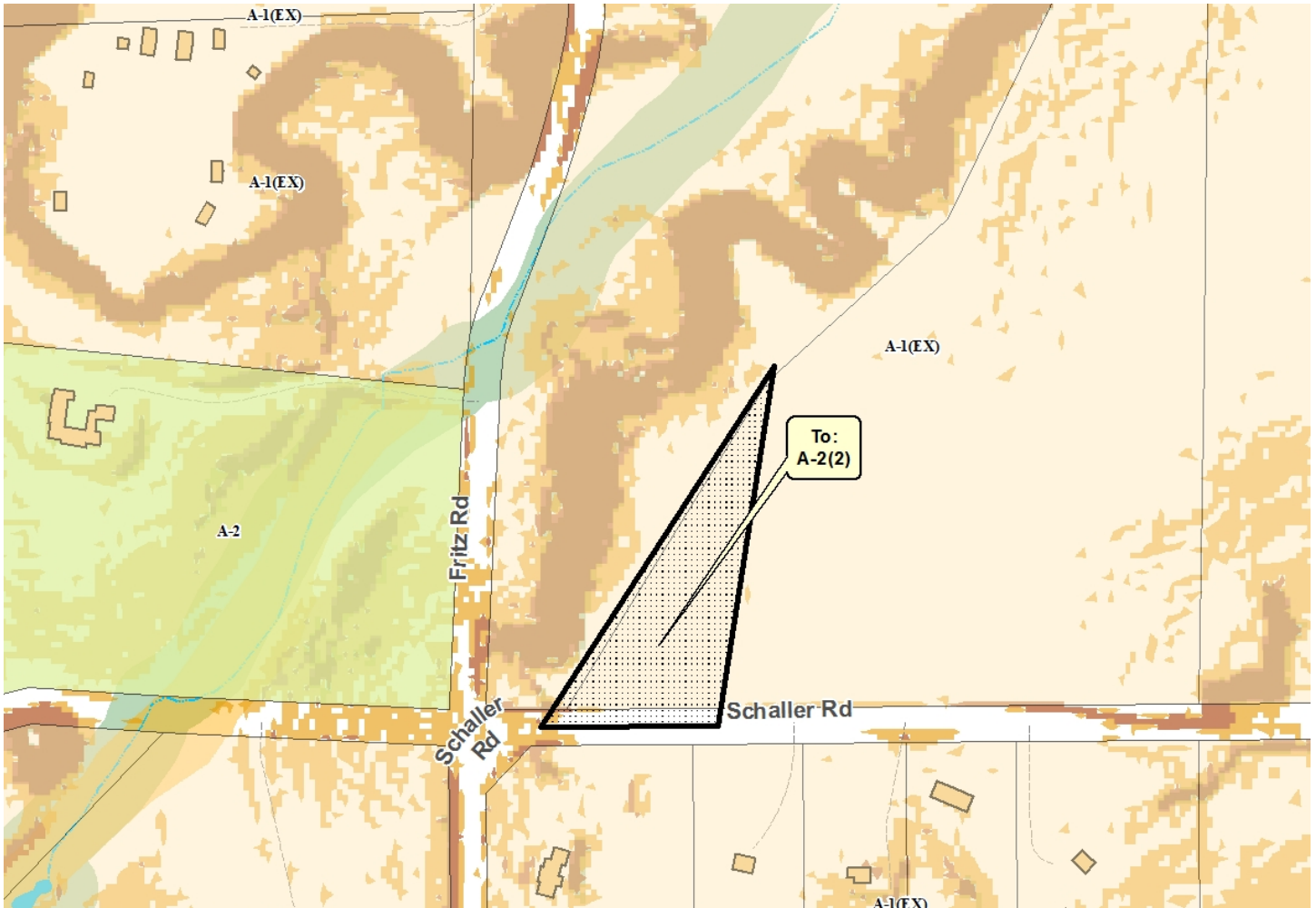
Reason:
Creating one residential lot

Petition: **Petition 11271**

Town/sect:
MONTROSE, Section 6

Applicant
SCOTT F SCHALLER

Location:
**NORTH OF 7757
SCHALLER RD**



DESCRIPTION: The landowner wishes to rezone 2.17 acres from the A-1(exclusive) zoning district to the A-2(2) district to allow for the construction of a single family residence.

OBSERVATIONS: The proposed lot conforms to the minimum requirements of Chapter 10 and Chapter 75, Dane County Code.

TOWN PLAN: The property is within a Farmland Preservation Area in the adopted Town of Montrose / Dane County Comprehensive Plan and the Dane County Farmland Preservation Plan. Non farm residential density is limited to one unit per 35 acres. If this petition is approved, there will be 4 potential homesites remaining on the parent property.

RESOURCE PROTECTION: There are no mapped resource protection corridors on the property. An intermittent tributary of Flynn Creek lies approximately 600' west of the proposed A-2(2) lot. Shoreland zoning standards will not apply, as the property is outside the 300' shoreland zoning overlay district.

STAFF: Recommend approval with no conditions.

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