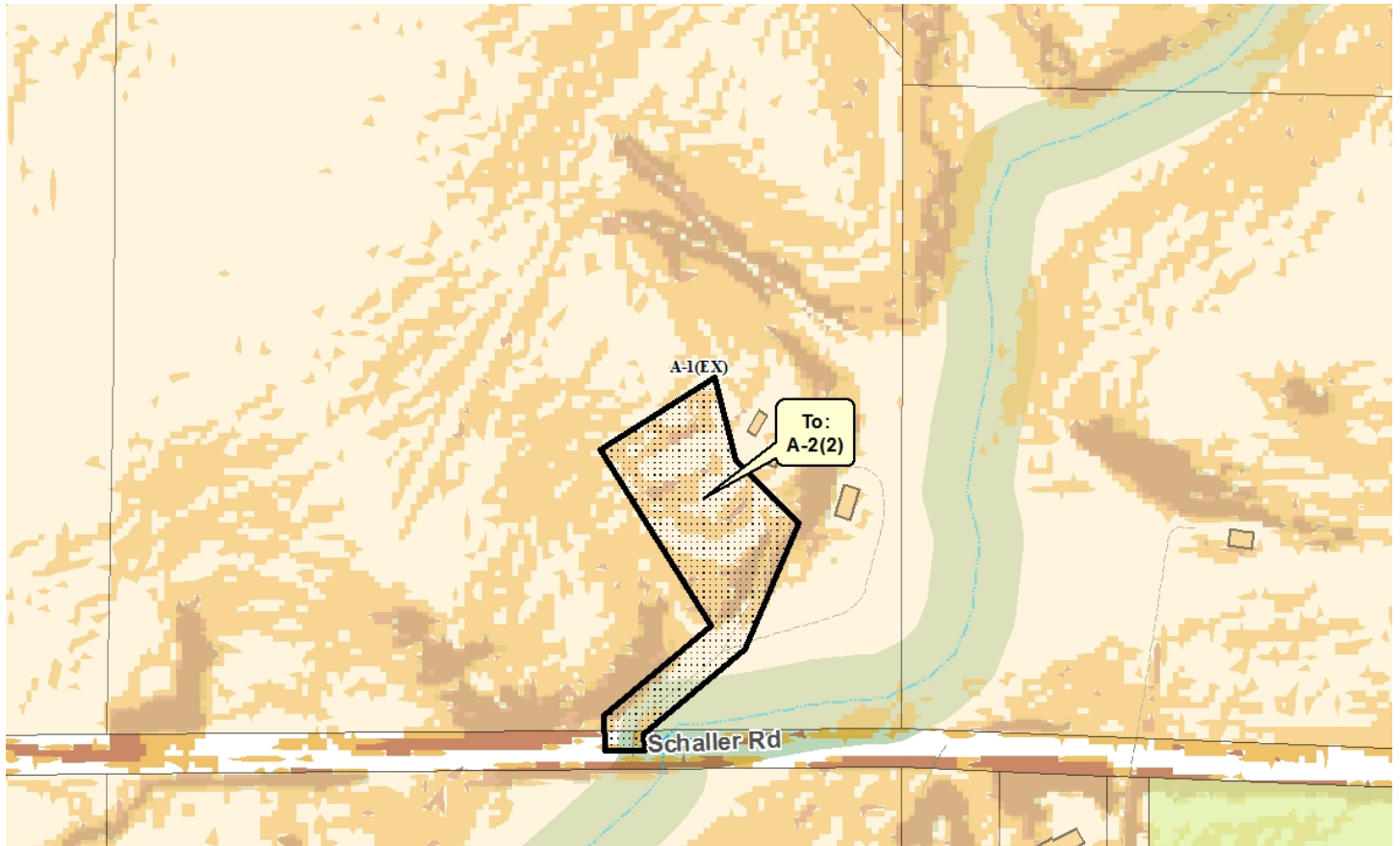




Staff Report

Zoning and Land Regulation Committee	Public Hearing: July 24, 2018	Petition: Petition 11303
	Zoning Amendment: A-1EX Agriculture District TO A-2 (2) Agriculture District	Town/sect: MONTROSE, Section 6
	Acres: 2 Survey Req. Yes	Applicant THOMAS L SCHALLER
	Reason: Creating one residential lot	Location: 7676 SCHALLER ROAD



DESCRIPTION: Applicant would like to rezone 2 acres from the A-1(ex) zoning district to the A-2(2) zoning district to allow for the creation of a single-family residential lot.

OBSERVATIONS: The proposed lot conforms to all size, area and road frontage requirements of Chapters 10 and 75, Dane County Code.

TOWN PLAN: The property is within a Farmland Preservation Area in the *Town of Montrose / Dane County Comprehensive Plan* and the *Dane County Farmland Preservation Plan*. Residential development is capped at a maximum of 1 unit per 35 acres. If Petition 11303 is approved, there will be 3 potential homesites remaining.

RESOURCE PROTECTION: An unnamed, intermittent stream flows from northeast to southwest across a portion of the property. Shoreland zoning and erosion control standards will apply to any construction.

STAFF: Recommend approval with no conditions.

TOWN: The Town Board has approved the petition with no conditions. The Town commented that this will be the second of the five housing density rights available.