



Staff Report

Zoning and Land Regulation Committee

Public Hearing: **January 26, 2016**

Zoning Amendment:
A-1EX Exclusive Agriculture District and RH-1 Rural Homes District to RH-2 Rural Homes District and A-1EX Exclusive Agriculture District

Acres: 3.14, 1.62, .72, .29
Survey Req.

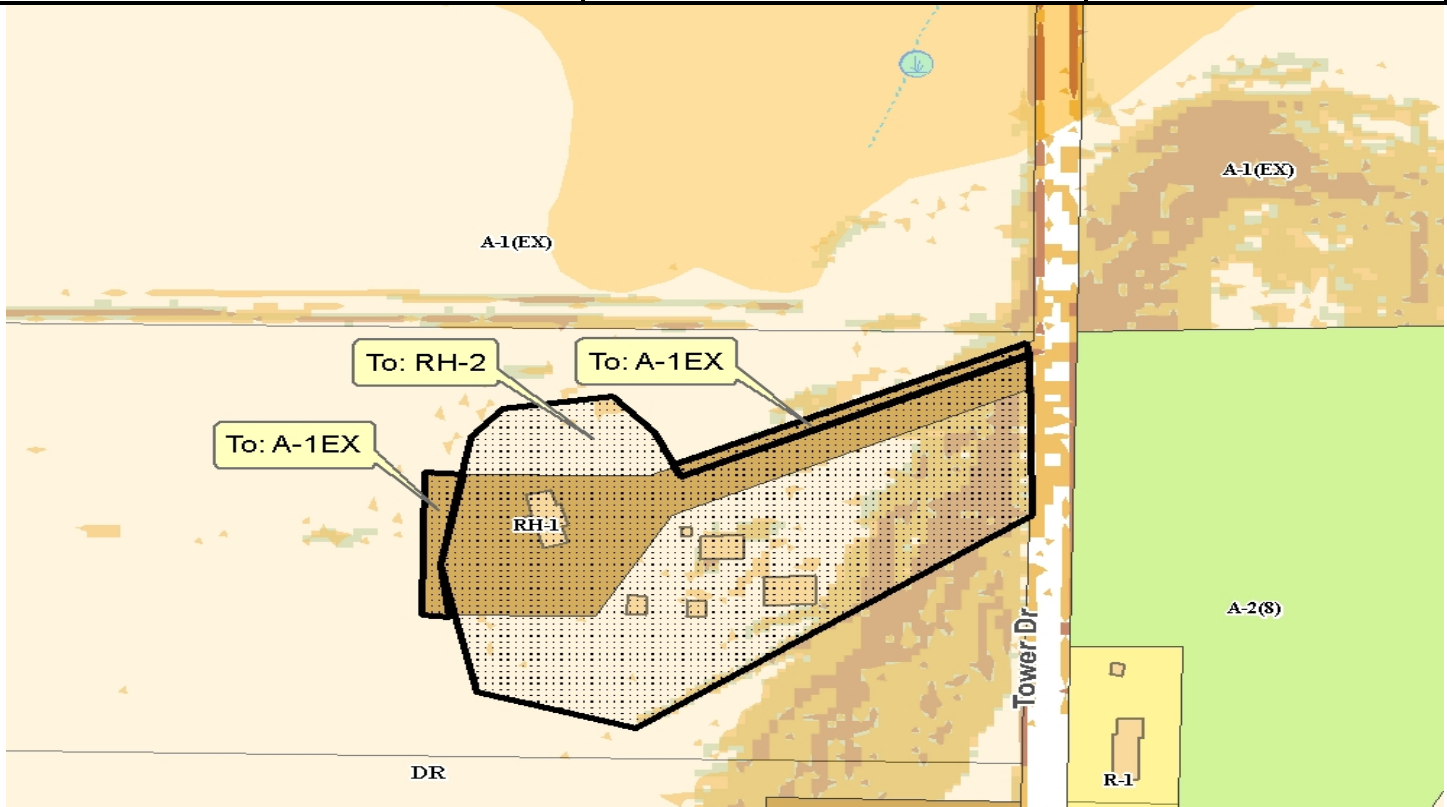
Reason:
Expansion of an existing residential lot

Petition: **Rezone 10929**

Town/sect:
Pleasant Springs Section 14

Applicant
John A Julseth

Location:
2507 Tower Drive



DESCRIPTION: The petitioner would like to expand an existing residential lot to add the area around the existing outbuildings on the 40-acre property.

OBSERVATIONS: There is an existing residence and several outbuildings on the property. The RH-1 lot was created in 2009 for the replacement of the old farm house. 50% of the proposed 5.3-acre lot consists of Class II soils. No other sensitive environmental features observed.

TOWN PLAN: The property is in the town's agricultural preservation area. As indicated on the attached density study report, no splits remain available to the property. The property was previously deed restricted to prohibit further development in accordance with town plan policies. The proposal appears consistent with town plan policies.

RESOURCE PROTECTION: No resource protection corridors located on the property.

STAFF: The proposal meets the dimensional standards of the zoning districts. The remaining A-1 Exclusive land will remain above 35 acres. No new development is proposed.

TOWN: Approved with the following condition: "Access to lot 1 and lot 2 and the agricultural parcel shall be via a shared driveway agreement to be recorded with the Dane County Register of Deeds."