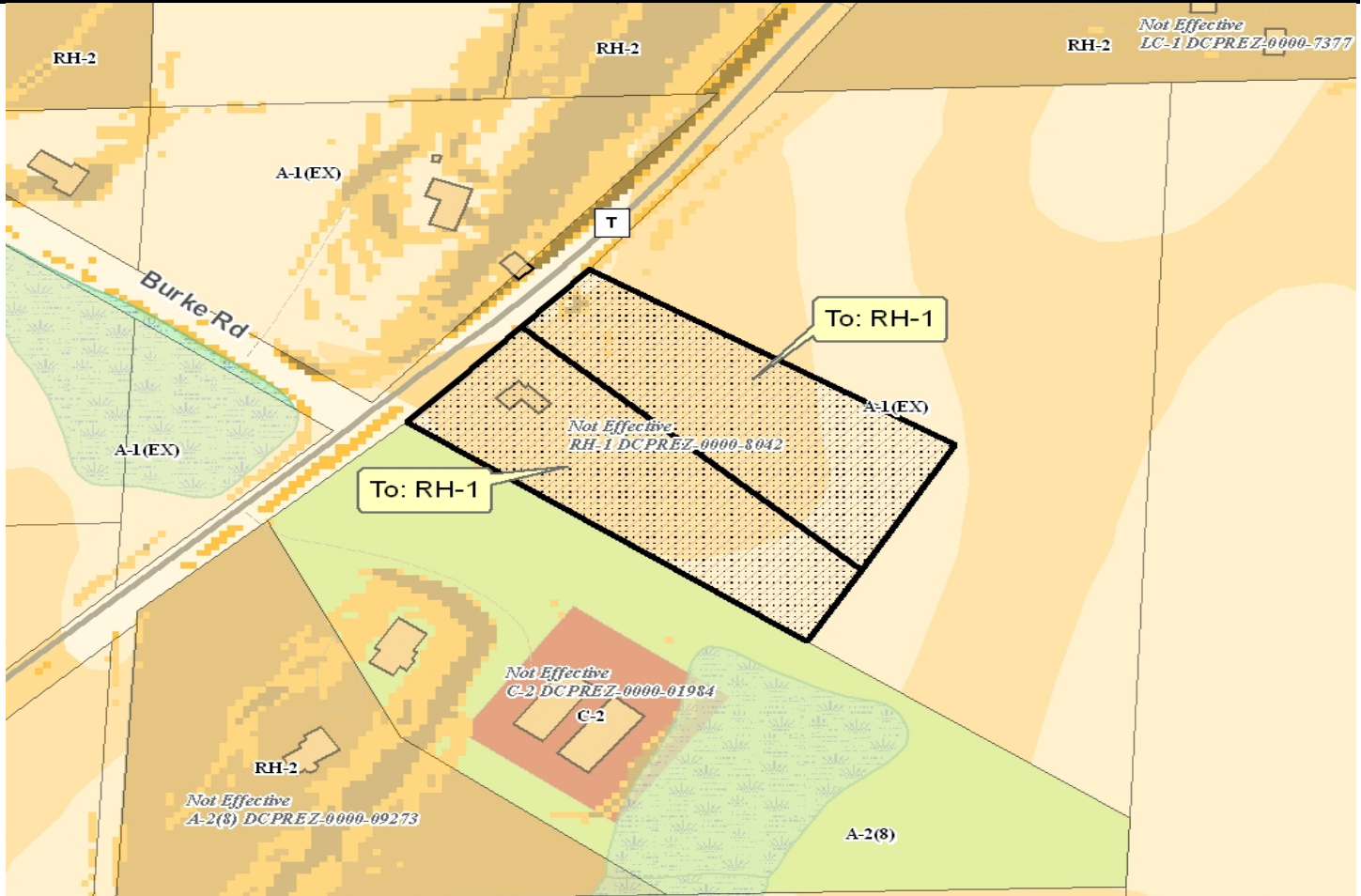




Staff Report

Public Hearing: August 25, 2015	Petition: Rezone 10881
Zoning Amendment: A-1EX Exclusive Agriculture District to RH-1 Rural homes District	Town/sect: Sun Prairie Section 29
Acres: 4.75 Survey Req.: Yes	Applicant: Ricky A Rice
Reason: Dividing an existing residential lots into two lots	Location: 2819 County Highway T

Zoning and Land Regulation Committee



DESCRIPTION: The applicant would like to divide an existing 4.7-acre lot into two individual lots.

OBSERVATIONS: There is an existing residence on the property. The entire property consists of Class II soils. No sensitive environmental features observed.

TOWN PLAN: The property is located in the Agricultural Preservation Area. The plan limits growth in the preservation area to a maximum of 1.2% annually. In 2015, there shall be no more than 11 new residential lots created.

RESOURCE PROTECTION: The development is outside the resource protection area.

DANE COUNTY HIGHWAY DEPT: Highway access with any increase in development is required to obtain a permit from Dane County Highway Department.

STAFF: The proposed meets the dimensional standards of the proposed zoning district. The development will be the 7th home site created in the Town in 2015.

TOWN: Approved with no conditions.