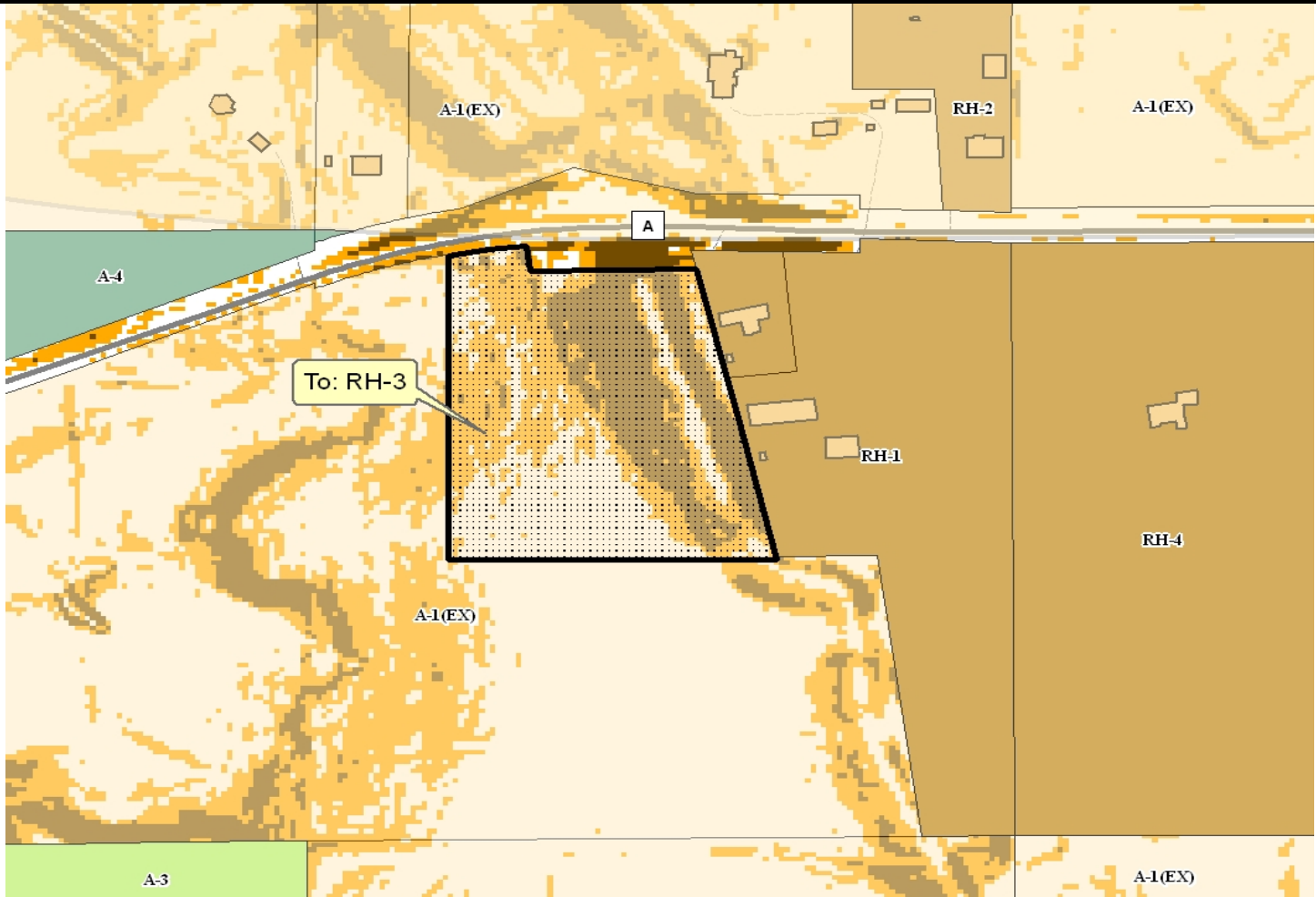




Staff Report

Zoning and Land Regulation Committee

<i>Public Hearing:</i> August 26, 2014	<i>Petition:</i> Rezone 10742
<i>Zoning Amendment:</i> A-1EX Exclusive Agriculture District to RH-3 Rural Homes District	<i>Town/sect:</i> Oregon Section 22
<i>Acres:</i> 8.10 <i>Survey Req.</i> Yes	<i>Applicant:</i> Robert A Switzky
<i>Reason:</i> Creating one residential lot	<i>Location:</i> West of 5441 County Highway A



DESCRIPTION: The applicant would like to construct a single-family residence on a 56-acre parcel. In order to do so, a portion of the property needs to be rezoned for residential purposes.

OBSERVATIONS: The area is partially wooded. There are areas that have slopes in excess of 20% grade. No other sensitive environmental features observed.

TOWN PLAN: The property is located in the Farmland Preservation Area under the adopted town / county plan. 1:35-acre density policy applies. If this petition is approved, there will be two potential home sites remaining on the original 105-acre farm.

RESOURCE PROTECTION: There are no Resource Protection Corridors on the affected parcel.

STAFF: The proposal meets the dimensional standards of the zoning district. Drive access will be required to be obtained from Dane County Highway Department for residential purposes. A deed restriction prohibiting residential development should be recorded on the remaining 46 acres due to no housing density rights being available.

TOWN: Approved with no conditions.