



# Staff Report

Public Hearing: **May 23, 2017**

Petition: **Rezone 11134**

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

Town/sect:  
**Montrose Section 29**

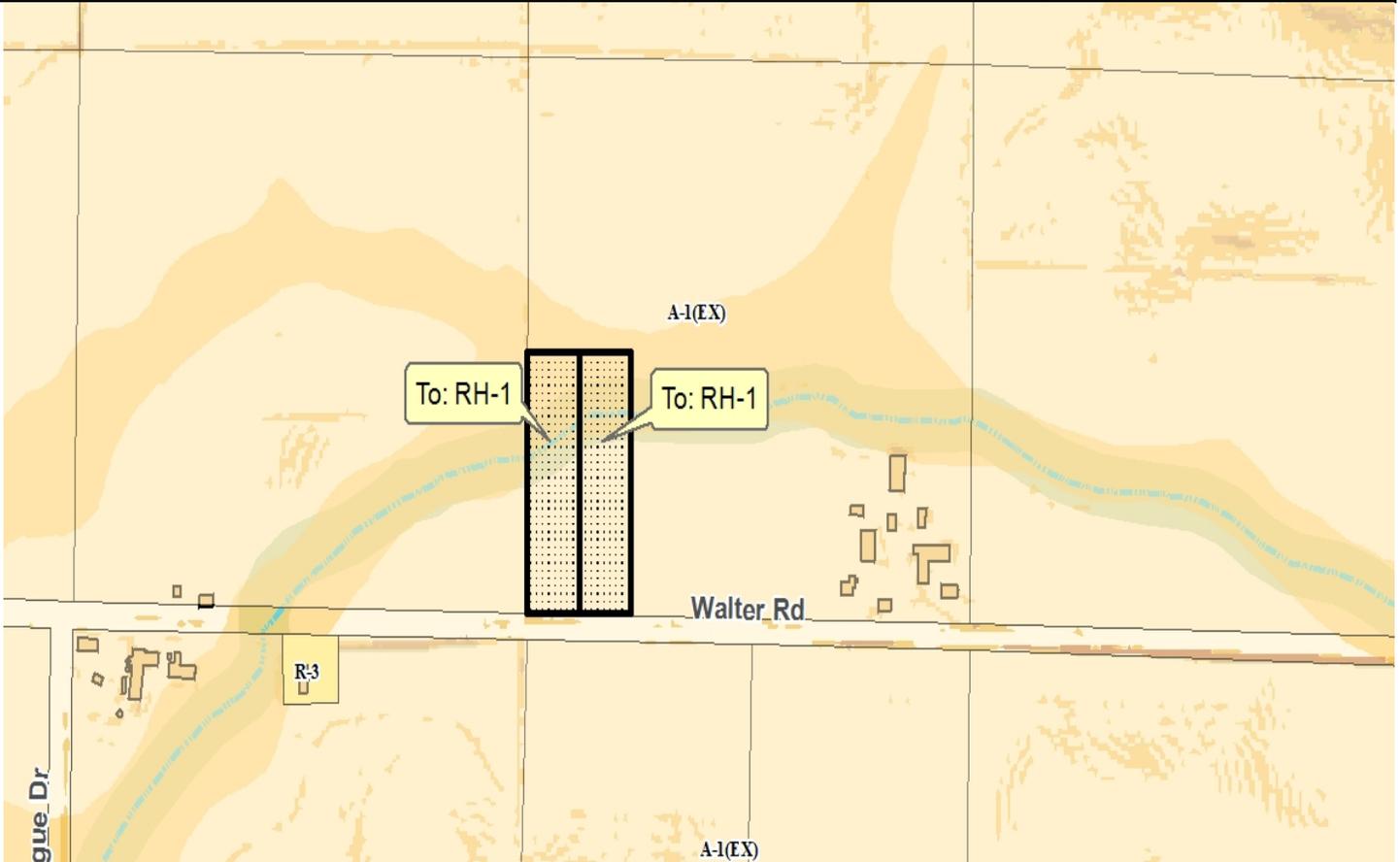
Zoning and Land Regulation Committee

Acres: 4.34  
Survey Req. Yes

Applicant  
**Richard J Fahey**

Reason:  
**Creating two residential lots**

Location:  
**7532 Walter Rd**



**DESCRIPTION:** The applicant would like to create two 2-acre RH-1 lots, to allow for one single family residence on each lot.

**OBSERVATIONS:** Both lots conform to the standards of the zoning district.

**TOWN PLAN:** The lots are in a Farmland Preservation Area in the adopted town/county comprehensive plan and the *Dane County Farmland Preservation Plan*. 1:35-acre density caps will apply (see density study report in packet).

**RESOURCE PROTECTION:** An intermittent stream and associated shoreland zoning buffers cross the rear yard of both proposed lots. Shoreland zoning standards will apply.

**STAFF:** No recommended conditions.

**TOWN:** On 4/4/2017, the Town of Montrose Board recommended approval with no conditions.