



Staff Report

Zoning and Land Regulation Committee

Public Hearing: **September 23, 2014**

Petition: **Rezone 10753**

Zoning Amendment:
A-1EX Exclusive Agriculture District and RH-1 Rural Homes District to RH-3 Rural Homes District and A-1EX Exclusive Agriculture District

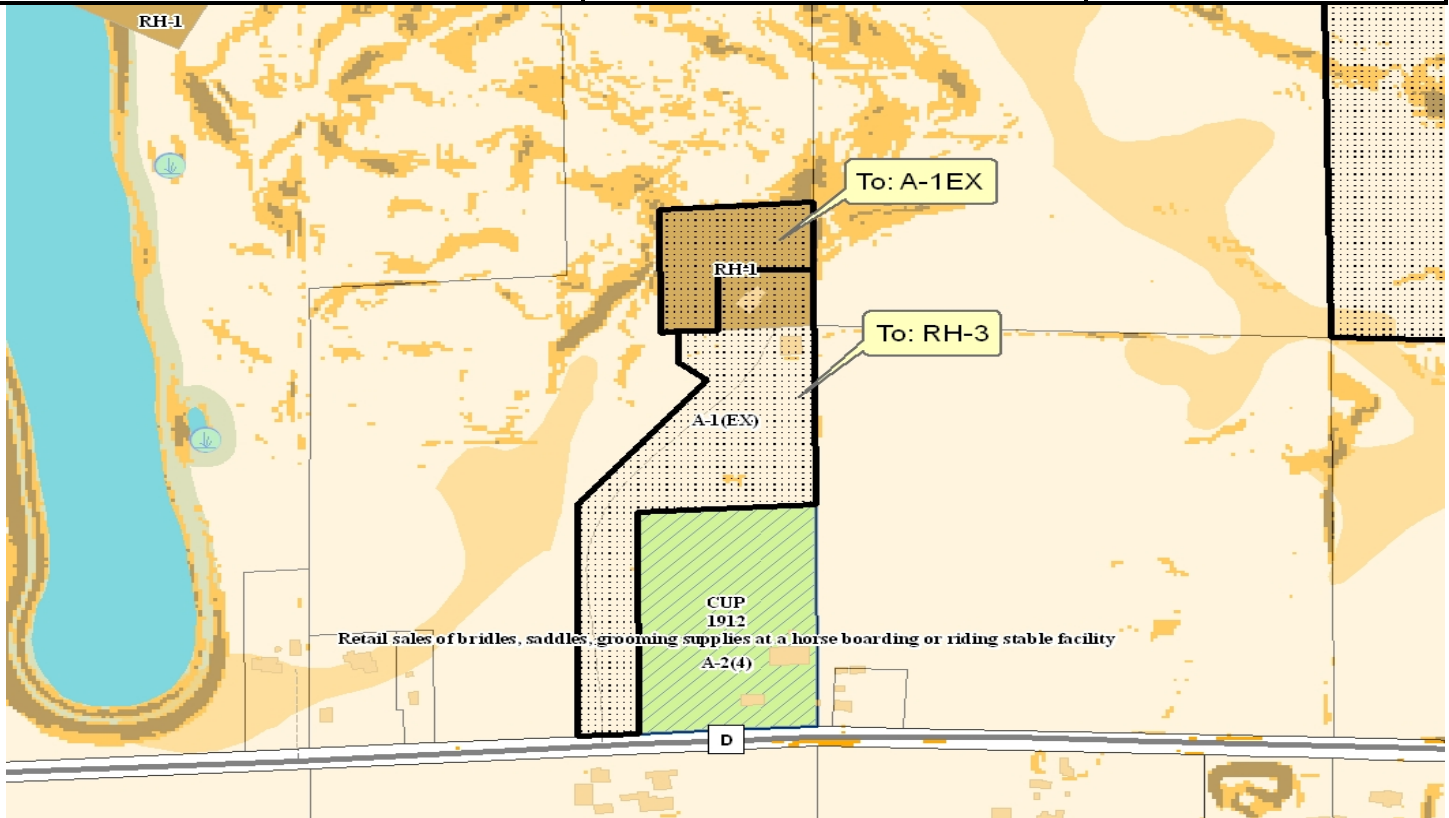
Town/sect:
Oregon Section 07

Acres: 8.9, 2.5, 1.14
Survey Req. Yes

Applicant
Gerald W Granger

Reason:
Creating one residential lot

Location:
6100 County Highway D



DESCRIPTION: The petitioner would like to create a separate lot for the existing residence on the 51-acre property.

OBSERVATIONS: The existing residence was constructed in 2001 as part of zoning petition 7765 which added a spot zone on the 51-acre parcel. The wooded area behind the residence has slopes between 12 to 20%. 60% of the proposed lot consists of Class II soils. No other sensitive environmental features observed.

TOWN PLAN: This parcel is within an Agricultural Preservation Area in the adopted town/county plan. 1:35-acre density cap applies.

RESOURCE PROTECTION: There are no Resource Protection Corridors within the proposed development area.

DANE COUNTY HIGHWAY: County Highway D is not a controlled access highway. Any new access points or changes in use will require a permit from Dane County Highway Department.

STAFF: The proposal meets the dimensional standards of the zoning district. Staff suggests that a joint driveway agreement be required to allow access for both lots onto Cty Hwy D.

TOWN: Approved conditioned upon the properties being deed restricted to prohibit further land divisions.