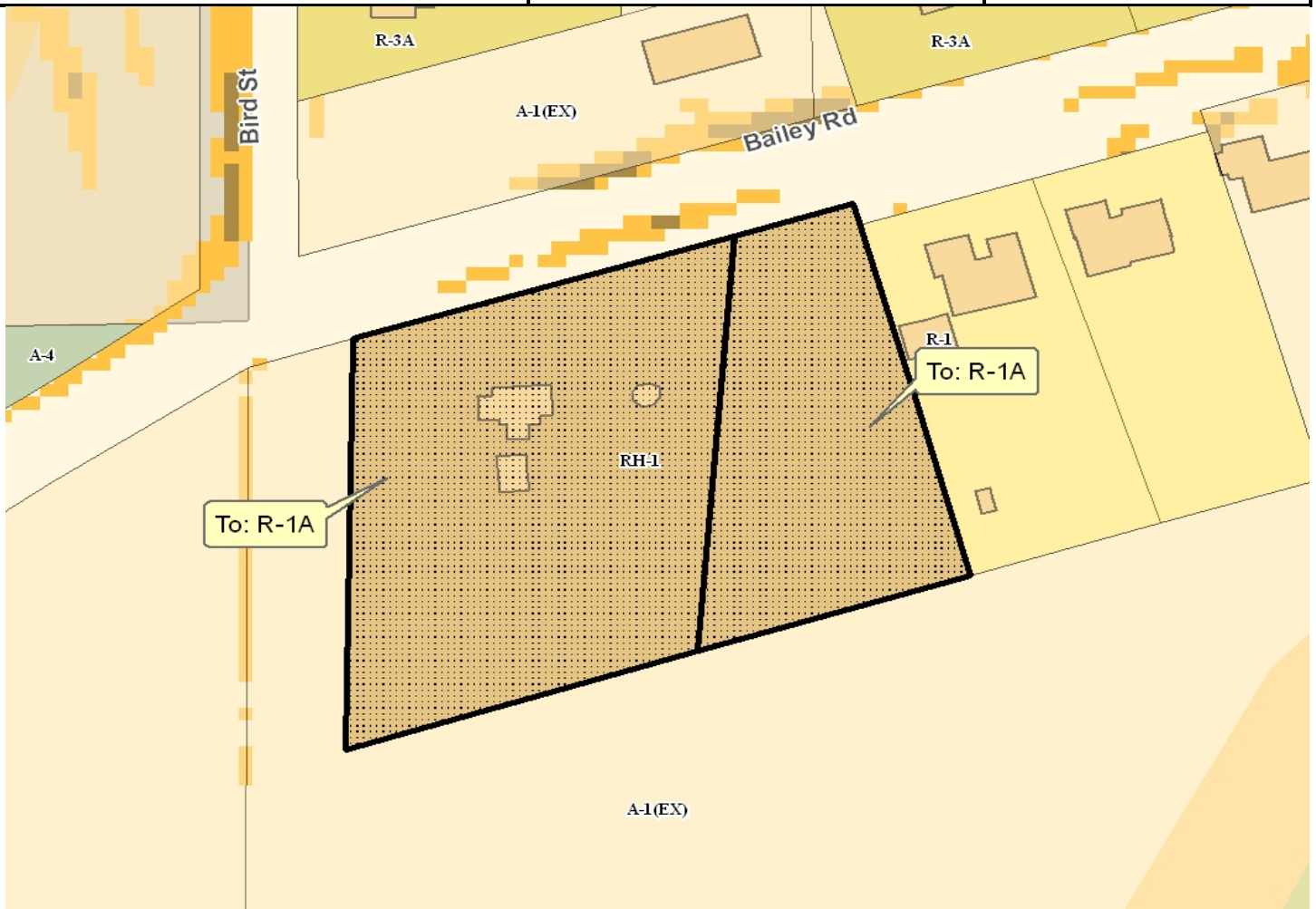




Staff Report

Zoning and Land Regulation Committee

<i>Public Hearing:</i> February 24, 2015	<i>Petition:</i> Rezone 10811
<i>Zoning Amendment:</i> RH-1 Rural Homes District to R-1A Residence District	<i>Town/sect:</i> Sun Prairie Section 17
<i>Acres:</i> 2.673 <i>Survey Req. Yes</i>	<i>Applicant:</i> Maple Grove Farm LLC
<i>Reason:</i> Creating two residential lots	<i>Location:</i> 2889 Bailey Rd



DESCRIPTION: Applicant proposes to create one new residential parcel by dividing existing residential parcel. The two resulting parcels will each be over 1 acre in size.

OBSERVATIONS: No sensitive environmental features observed.

TOWN PLAN: The property is located in the town's "single family residential" planning area.

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

STAFF: The proposal appears consistent with town plan policies. The new residential lot will count toward the town's 1.2% annual growth limit (potential total of 11 new residential lots in 2015).

TOWN: Approved.