
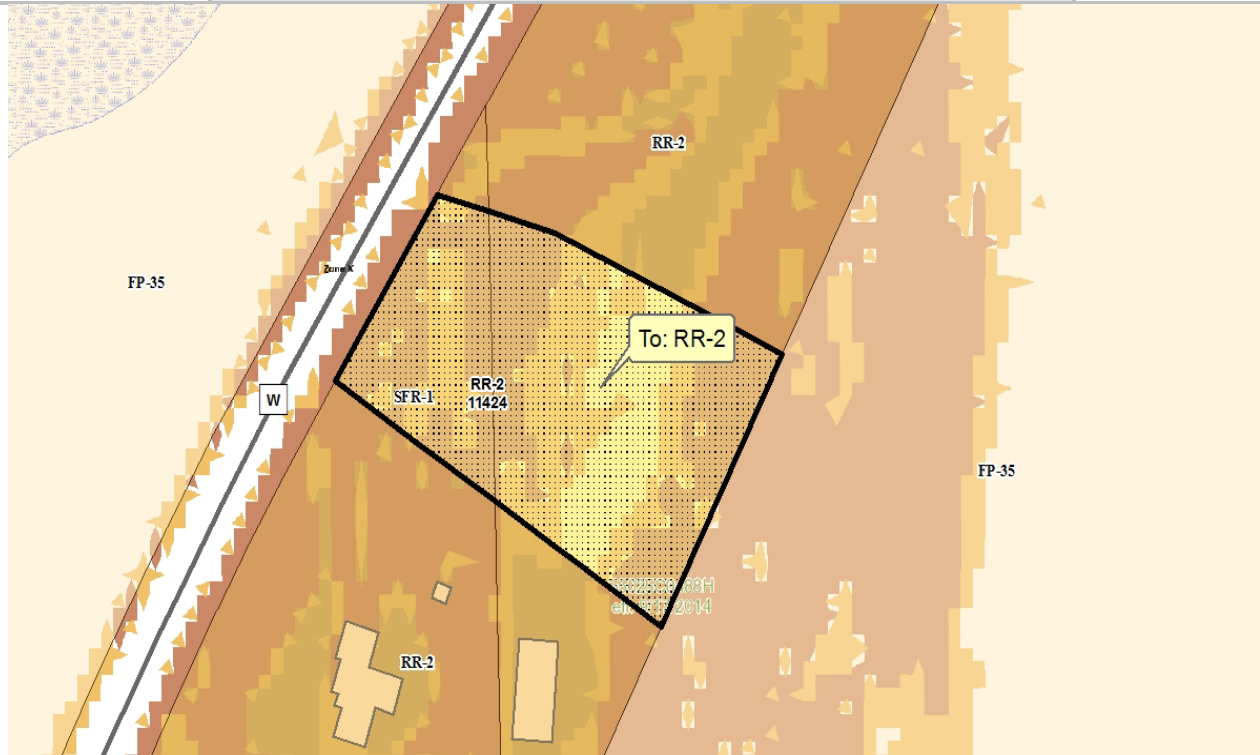


<b>Staff Report</b>    <b>Zoning and Land Regulation Committee</b>  <b>Questions? Contact:</b> <b>Majid Allan – 267-2536</b>	<b>Public Hearing: June 25, 2019</b>		<b>Petition 11424</b>
	<u>Zoning Amendment Requested:</u> <b>SFR-1 (Single Family Residential, 1 to 2 acres) District TO RR-2 (Rural Residential, 2 to 4 acres) District</b>		<u>Town/Section:</u> <b>CHRISTIANA, Section 6</b>
	<u>Size:</u> <b>1.507 Acres</b>	<u>Survey Required:</u> <b>Yes</b>	<u>Applicant:</u> <b>JOHN J TAHЛИER</b>
	<u>Reason for the request:</u> <b>COMBINING TWO EXISTING RESIDENTIAL LOTS INTO A SINGLE LOT</b>		<u>Address:</u> <b>NORTH OF 2934 COUNTY HWY W</b>



**DESCRIPTION:** Applicant would like to consolidate two existing, vacant residentially zoned parcels into a single parcel. The applicant owns both adjoining lots and combining them into a single parcel will allow construction of a residence in the preferred location on the property.

**OBSERVATIONS:** The property consists of an existing 2 acre RR-2 zoned lot and a 1.5 acre SFR-1 zoned lot. Both lots are currently vacant. Surrounding land uses include adjacent rural residences, woodlands, and agriculture / open space. Note that the property is bisected by the Deerfield / Cambridge school district boundary. School attendance area will be determined by location of the residence (most likely Deerfield). No sensitive environmental features observed.

**COUNTY HIGHWAY:** County Highway W is not a controlled access highway. Any new points of access or changes in use to existing access points required a highway permit from the Dane County Highway Department.

**TOWN PLAN:** The property is located in the town’s agricultural preservation area.

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

**STAFF:** The proposal is consistent with town plan policies and will result in a net *decrease* in permitted residential density. Staff recommends approval.

**TOWN:** The Town Board approved the petition with no conditions.