



Staff Report

Zoning and Land Regulation
Committee

Public Hearing: **October 23, 2018**

Petition: **Petition 11345**

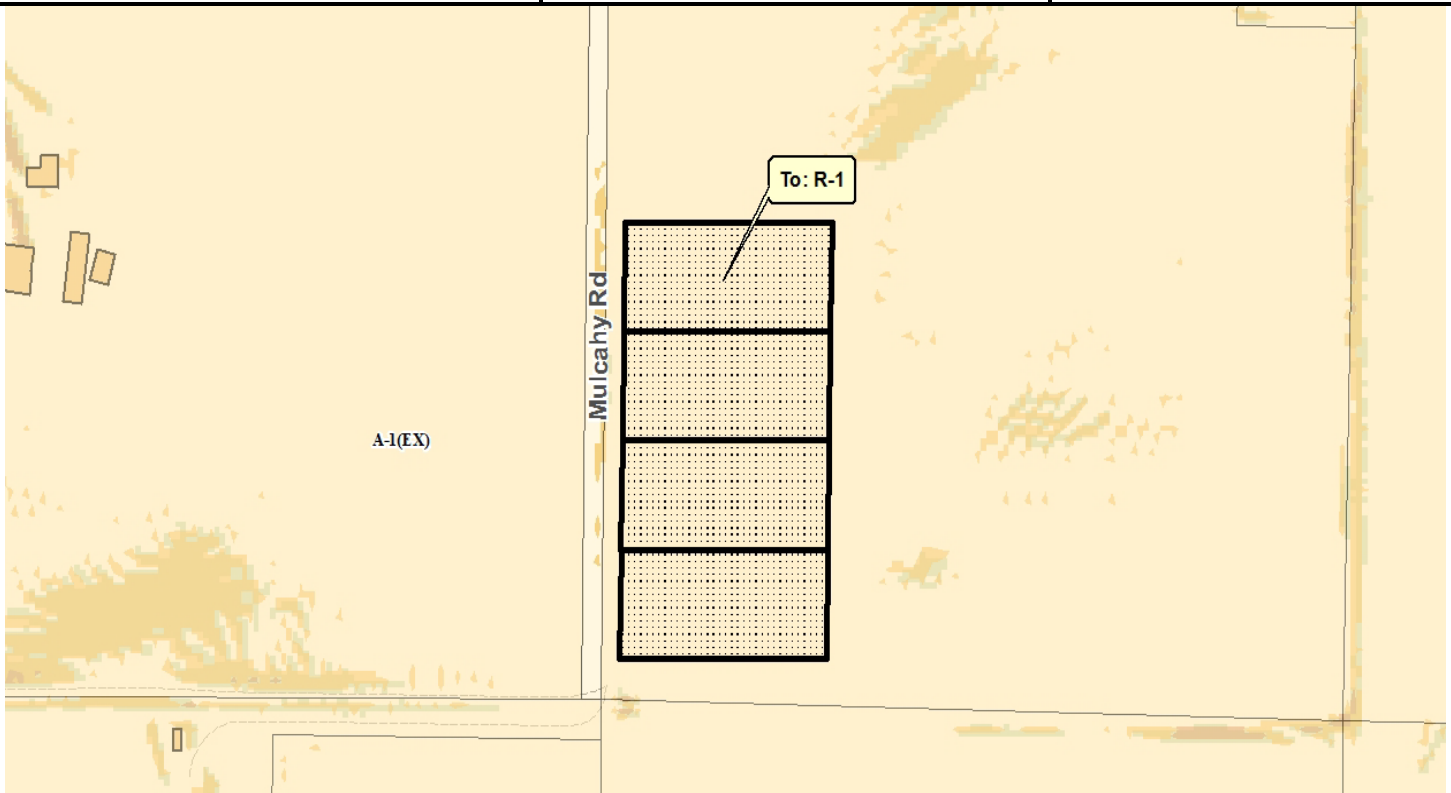
Zoning Amendment:
**A-1EX Agriculture District TO R-1
Residence District**

Town/sect:
DANE, Section 25

Acres: 6.5
Survey Req. Yes
Reason:
**CREATING FOUR RESIDENTIAL
LOTS**

Applicant
**MULCAHY SURVIVORS TR,
JEAN A**

Location:
WEST OF 6405 LAVINA RD



DESCRIPTION: Applicant proposes to create 4 new residential lots averaging approximately 1.5 acres in size.

OBSERVATIONS: Surrounding land uses include agriculture / open space, and scattered rural residences. The property is located in close proximity to two large dairy farm operations: Ripp's dairy farm (~1500 dairy cows) is located approximately 1/3 of a mile to the southeast, and the owner's dairy operation (~700 dairy cows) is located on properties approximately 1/3 of a mile to the west and north. Subject property consists of 50 % Class II soils. No sensitive environmental features observed.

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

RESOURCE PROTECTION: No areas of resource protection corridor located on the property.

STAFF: As indicated on the attached density study, the property is eligible for 7 splits. If the petition is approved, 3 possible splits will remain available. The proposal appears reasonably consistent with town plan policies.

Given the proposed lots are each over 1.5 acres in size, consideration should be given to amending the zoning district classification from R-1 to A-2(1). The A-2(1) district would allow for agricultural uses as well as larger accessory structures.

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