



Staff Report

Zoning and Land Regulation Committee

Public Hearing: **May 24, 2016**

Zoning Amendment:

A-1EX Exclusive Agriculture District to R-1 Residence District

Acres: .878

Survey Req. Yes

Reason:

Shifting of property lines between adjacent land owners

Petition: **Rezone 10978**

Town/sect:

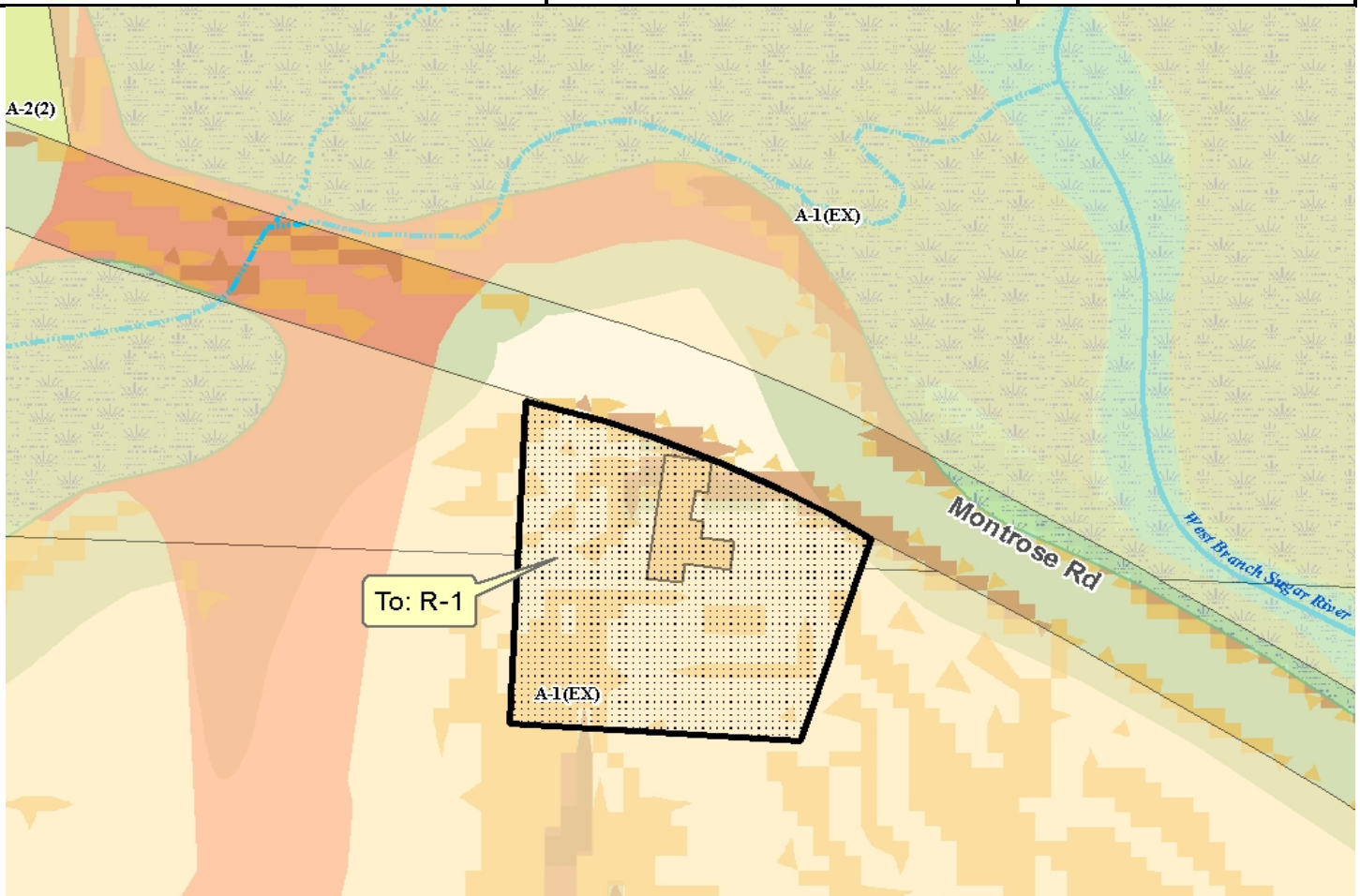
Montrose Section 29

Applicant

Paul R Kienitz

Location:

7423 Montrose Road



DESCRIPTION: The applicant would like to make a modest expansion to an existing sub-standard A-1 Ex Exclusive lot.

OBSERVATIONS: There is an existing residence on the property. There are no sensitive environmental features on the property however there area wetlands and floodplain to the north and west.

TOWN PLAN: The property is located in the Town's Agricultural Preservation Area. The existing lot is a legal lot of record. The expansion does not impact the density of the area.

DANE COUNTY HEALTH: The lot should be configured to include the on-site septic system and private well.

RESOURCE PROTECTION: The property is located outside the resource protection area.

STAFF: The proposal meets the dimensional standards of the zoning district. It is suggested that the surveyor show the residence, on-site septic system and private well on the final certified survey map.

TOWN: Approved with no conditions.