



Staff Report

Zoning and Land Regulation
Committee

Public Hearing: **September 17, 2018**

Petition: **Petition 11335**

Zoning Amendment:

**A-1EX Agriculture District to RH-1
Rural Homes District, A-1EX
Agriculture District to R-1
Residence District, R-1 Residence
District to RH-2 Rural Homes
District, A-1EX Agriculture District
to RH-2 Rural Homes District**

Town/sect:

Roxbury, Section 33

Acres: 2.89; 0.18; 0.15; and 5.16

Survey Req. Yes

Applicant

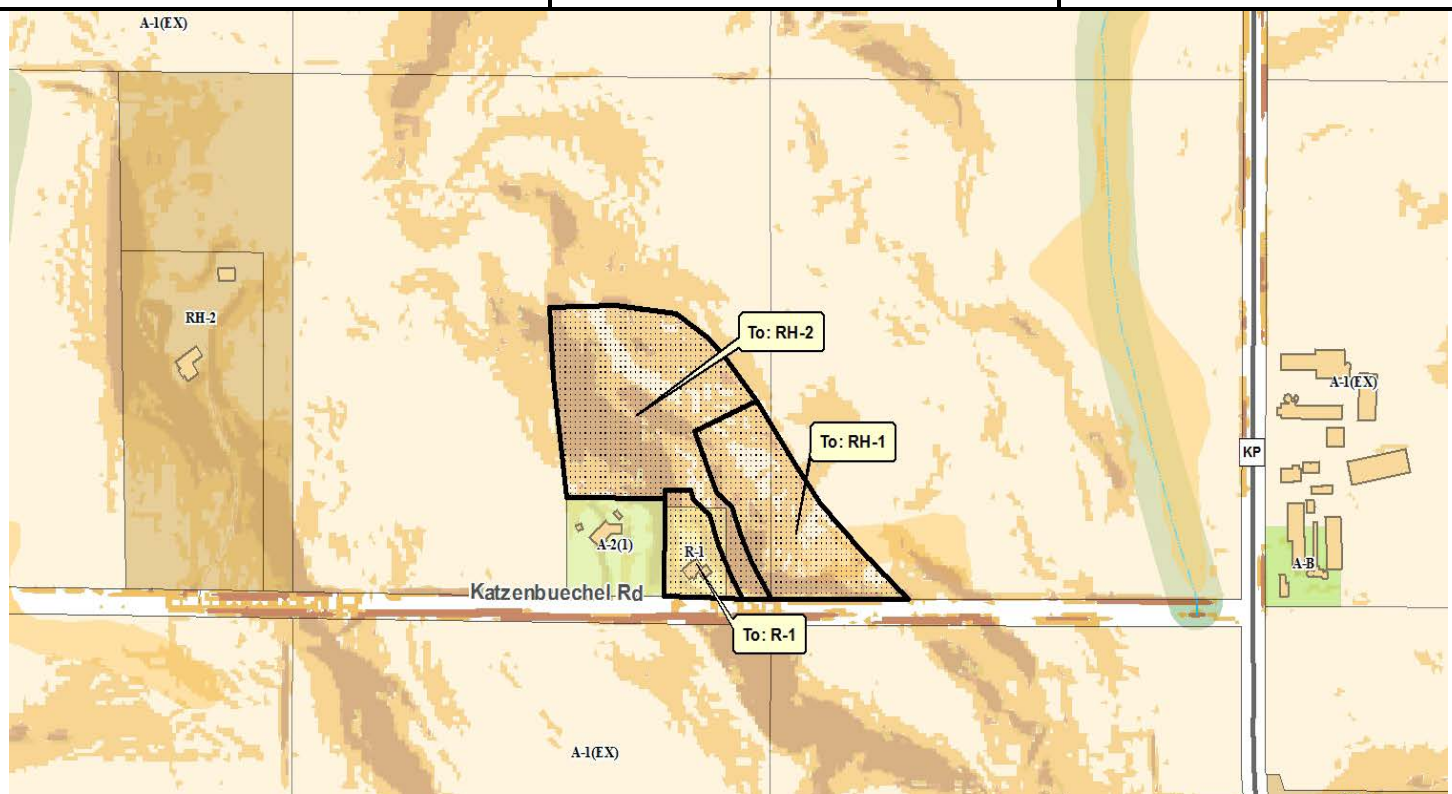
Jerome R. Ballweg

Reason:

**Creating two new residential lots
and shifting of property lines**

Location:

8788 Katzenbuechel Road



DESCRIPTION: The applicant would like to expand an existing residential lot and add two additional residential lots: one for a family member and one for his retirement home.

OBSERVATIONS: Part of the buildable property includes steeply sloped topography: Any new construction should avoid slopes greater than 20 percent.

TOWN PLAN: The property is in the Agricultural Preservation Area of the adopted Town of Roxbury/Dane County Comprehensive Plan. The farmstead has four (4) remaining housing density rights under the town's 'one-per-35' density policy; this proposal would use two of them, and there would be two remaining (please see the attached density study).

RESOURCE PROTECTION: Steep slopes (over 20 percent) exist on all three parcels, but there is ample space for future development potential.

STAFF: The new and expanded lots meet the size standards of the proposed zoning districts. Staff recommends approval without conditions.

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