



Staff Report

Public Hearing: **May 23, 2017**

Petition: **Rezone 11129**

Zoning Amendment:
A-1EX Exclusive Agriculture District to RH-1 Rural Homes District and RH-2 Rural Homes District

Town/sect:
Perry Section 11

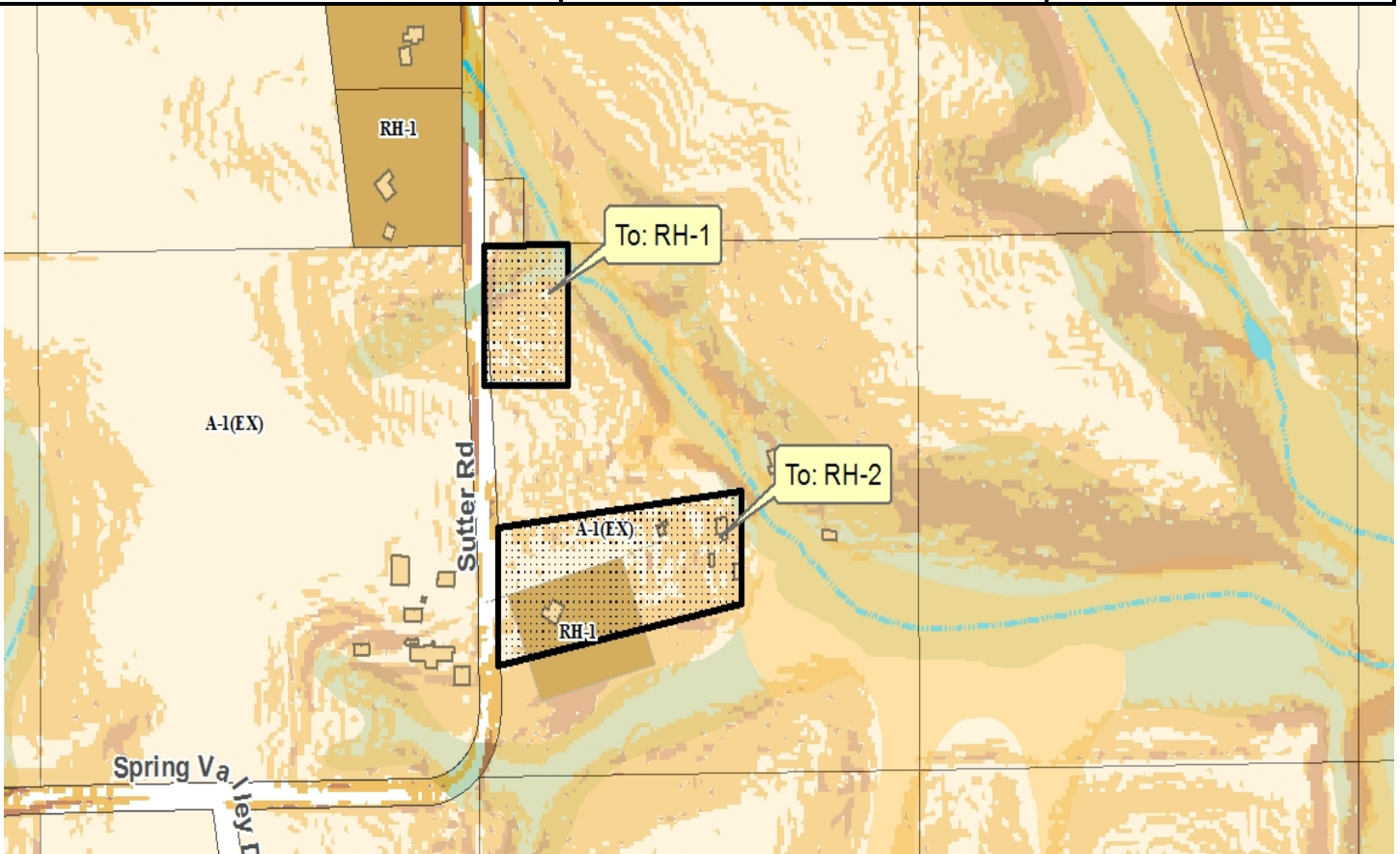
Zoning and Land Regulation Committee

Acres: 2.01, 5.10
Survey Req. Yes

Applicant
MDW Investments LLC

Reason:
Creating two residential lots

Location:
1378 Sutter Rd



DESCRIPTION: Applicant would like to create one 2.01-acre RH-1 lot for a new single family residence, and one 5.1-acre RH-2 lot to separate an existing home, currently in RH-1 zoning, from the surrounding property.

OBSERVATIONS: The home on the property sits on an existing RH-1 zoning parcel (not a separate lot of record) of approximately 2.23 acres. The proposed RH-2 lot boundaries do not appear to include all of the existing RH-1 zoning.

TOWN PLAN: The property is within a Farmland Preservation Area in the adopted town/county comprehensive plan and the *Dane County Farmland Preservation Plan*. Density caps apply (see density study report in packet.)

RESOURCE PROTECTION: A band of mapped Resource Protection Corridor, approximately 75 feet wide, associated with town-derived slope characteristics crosses the proposed RH-1 lot. There would appear to be adequate area outside resource protection corridors to allow for proposed development.

STAFF: Either the boundaries of the proposed RH-2 lot should be amended to include all of the area currently in the RH-1 zoning district, or the remnant portion of RH-1 zoning should be rezoned to the A-1(exclusive) zoning district to match the zoning of the surrounding lands.

TOWN: Approved with conditions.