



# Staff Report

Zoning and Land Regulation  
Committee

Public Hearing: **October 23, 2018**

Zoning Amendment:  
**A-1EX Agriculture District TO A-2  
(8) Agriculture District**

Acres: 14  
Survey Req. Yes

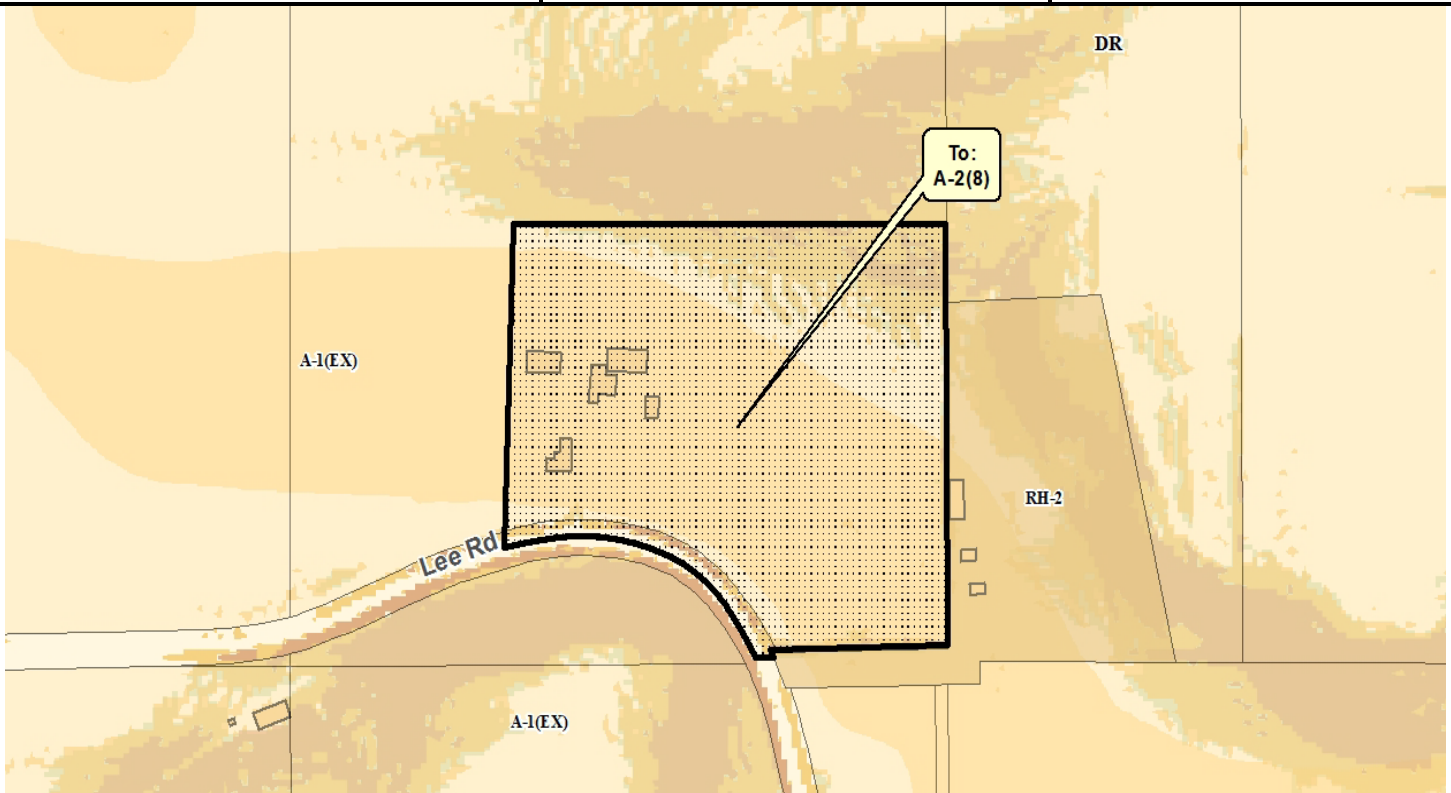
Reason:  
**Creating one residential lot**

Petition: **Petition 11343**

Town/sect:  
**DANE, Section 11**

Applicant  
**JOHNSON FAMILY TR,  
KENNETH J & ELEANOR D**

Location:  
**6630 LEE ROAD**



**DESCRIPTION:** The applicant would like to separate the farm home from the farm acreage and then replace the existing home with a new one.

**OBSERVATIONS:** The property is part of a 112 acre farm, with 1 housing density right remaining. See the attached Density Study. This proposal would not use a housing density right.

**TOWN PLAN:** The property is located in the Agricultural Preservation Area. A house exists in the proposed rezone area and will be replaced by a new home thereby using no new housing density rights.

**RESOURCE PROTECTION:** Resource Protection Areas exist on the north and east portions of the proposed rezone as relating to steep slope. Town policy prohibits development on slopes greater than 12%. There is ample space on the proposed 14 acre site to site a home without encroaching on the steep slopes.

**STAFF:** The proposal meets the size, use and dimensions of the proposed zoning district and is consistent with the Town/County Comprehensive Plans.

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