



Staff Report

Public Hearing: **January 23, 2018**

Petition: **Petition 11238**

Zoning Amendment:
A-1EX Agriculture District TO RH-1 Rural Homes District, RH-4 Rural Homes District TO RH-1 Rural Homes District

Town/sect:
RUTLAND, Section 20

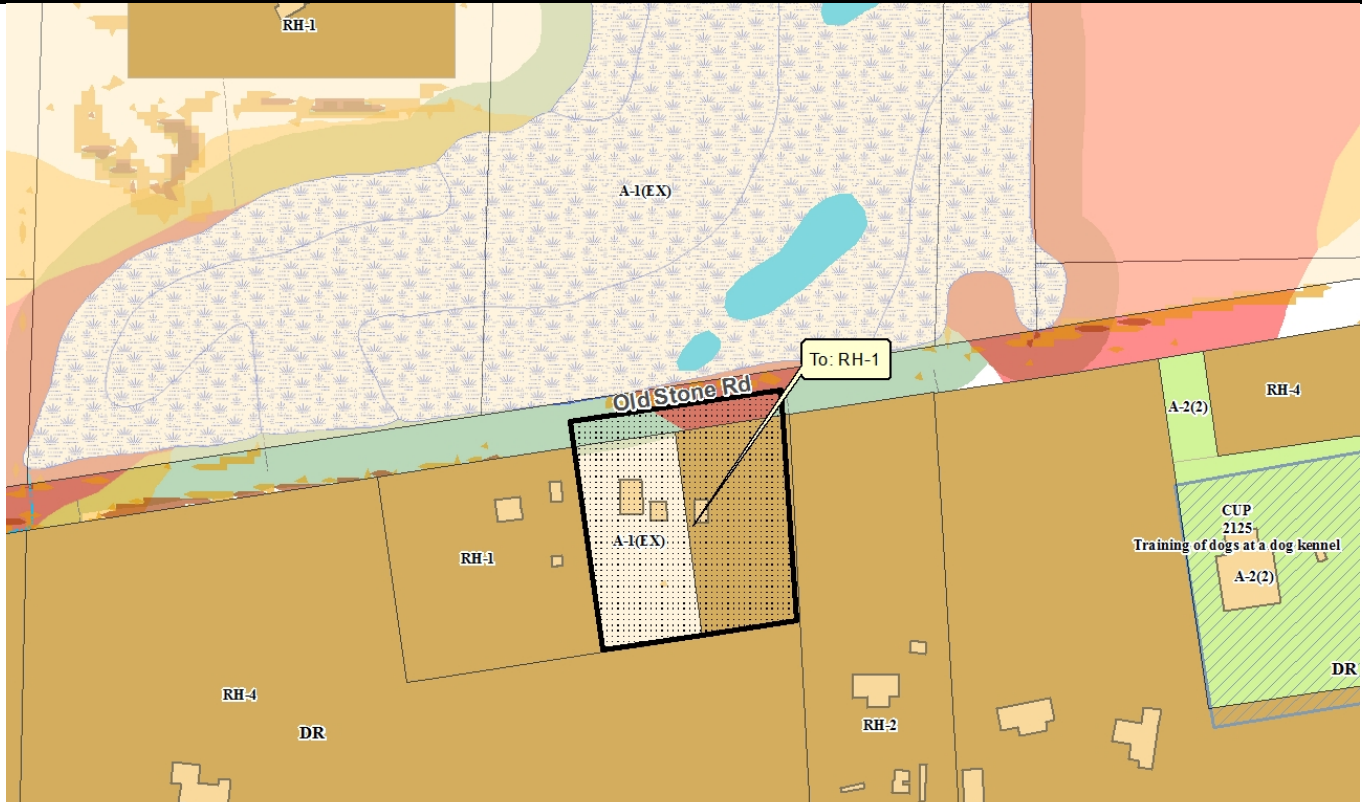
Acres: 1.11, 1.16
Survey Req. Yes

Applicant
TRAVIS R LEESER

Reason:
Shifting of property lines between adjacent land owners

Location:
4375 OLD STONE RD

Zoning and Land Regulation Committee



DESCRIPTION: Applicant requests approval of RH-1 zoning to allow the expansion of the existing ~1.1 acre residential parcel located at 4375 Old Stone Road. The expanded parcel would total just over 2 net acres.

OBSERVATIONS: Surrounding land uses include open space and rural residences. No sensitive environmental features on the subject property. An intermittent stream, 2 small ponds, and significant area of mapped wetlands are located on properties lying north of Old Stone Road. No new development proposed.

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: The proposed RH-1 zoning will bring the property into zoning compliance and is consistent with town plan policies. The proposal will not result in any new development or change in residential density.

TOWN: The Town approved the petition with no conditions.

NOTICE:

The Town’s Zoning District Maps will be revised at the end of the year as part of a zoning code update. Established zoning will be updated to the most similar zoning district.

The **RH-1 Zoning** will be automatically changed to the **RR Rural Residential District**.

See update info at: https://plandev.countyofdane.com/zoning/comprehensive_revision_special_projects.aspx