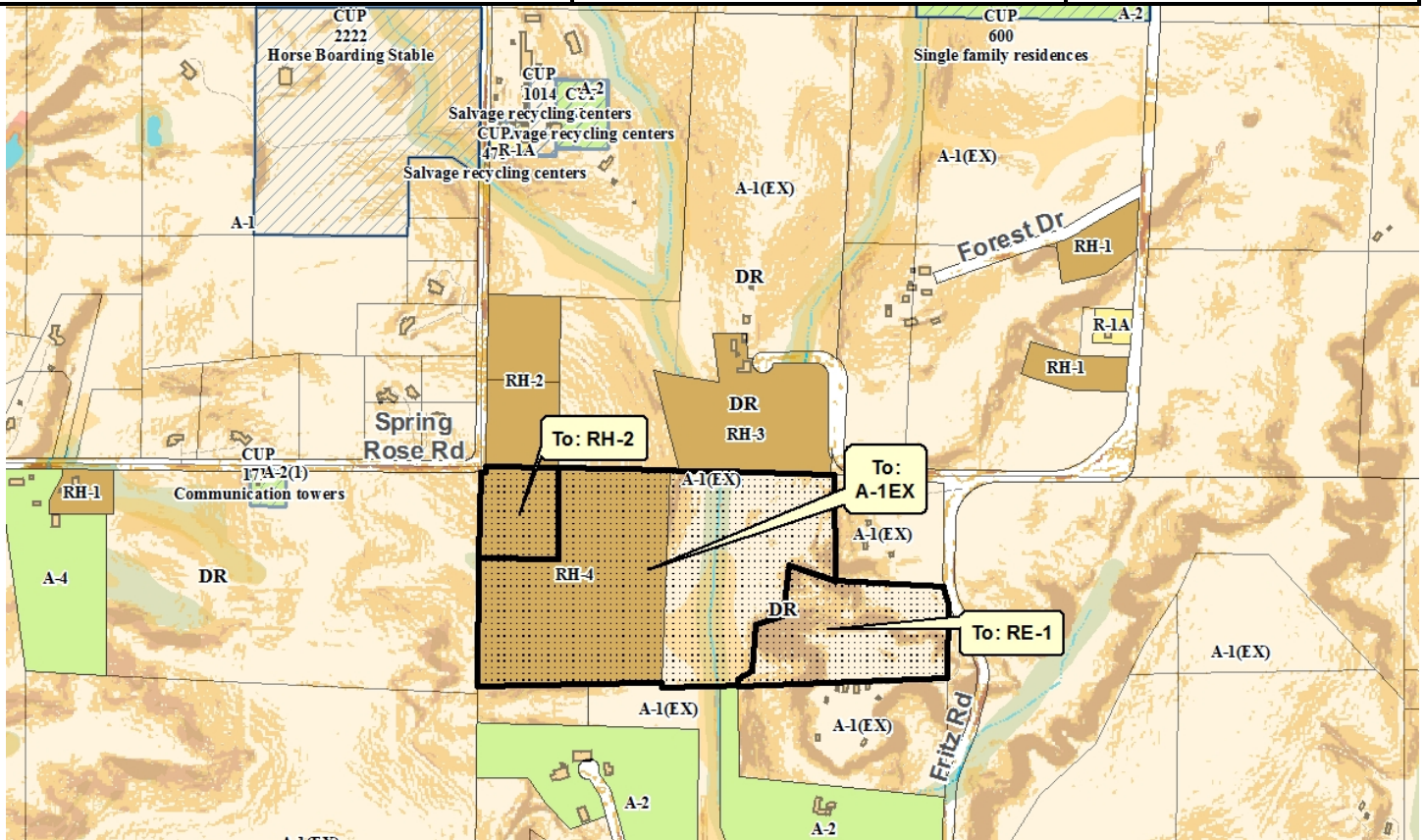




Staff Report

Public Hearing: March 27, 2018	Petition: Petition 11262
Zoning Amendment: RH-4 Rural Homes District TO RH-2 Rural Homes District & A-1EX Agriculture District, A-1EX Agriculture District TO RE-1 Recreational District	Town/sect: MONTROSE, Section 6
Acres: 5.50,25.55,14.47 Survey Req. Yes	Applicant HELEN M JAGGI / WEISENSEL
Reason: Creating one residential lot and one agriculture lot and one recreational lot	Location: WEST OF 1627 FRITZ RD

Zoning and Land Regulation Committee



DESCRIPTION: Landowner wishes to create a new 14.47-acre lot in the RE-1 district for sale to the Madison School District, and reconfigure the zoning lots on the remaining land. An existing 30-acre RH-4 lot will be reduced to a 5.5 acre RH-2 lot and the balance of the property rezoned to the A-1(ex) district.

OBSERVATIONS: The RE-1-zoned land will be used to expand the adjacent Madison School Forest.

TOWN PLAN: The property is within a Farmland Preservation Area under the town/county comprehensive plan and the Dane County Farmland Preservation Plan. Density standards apply. No new homesites will be created with this petition.

RESOURCE PROTECTION: Flynn Creek, a perennial stream, flows from north to south across the proposed A-1(ex) lot. Both the proposed RH-2 and the proposed RE-1 lots lie outside the shoreland zone for this creek.

STAFF: Recommend approval with no conditions.

TOWN: The Town has approved the petition with several conditions. A deed restriction shall be recorded on the A-1Ex lot and the RE-1 lot to prohibit residential development. The housing density rights have been exhausted on the original farm. Any new driveway shall meet Town requirements regarding slope, storm water, and width. The existing driveway shall be relocated approximately 80 feet north along Fritz Road.