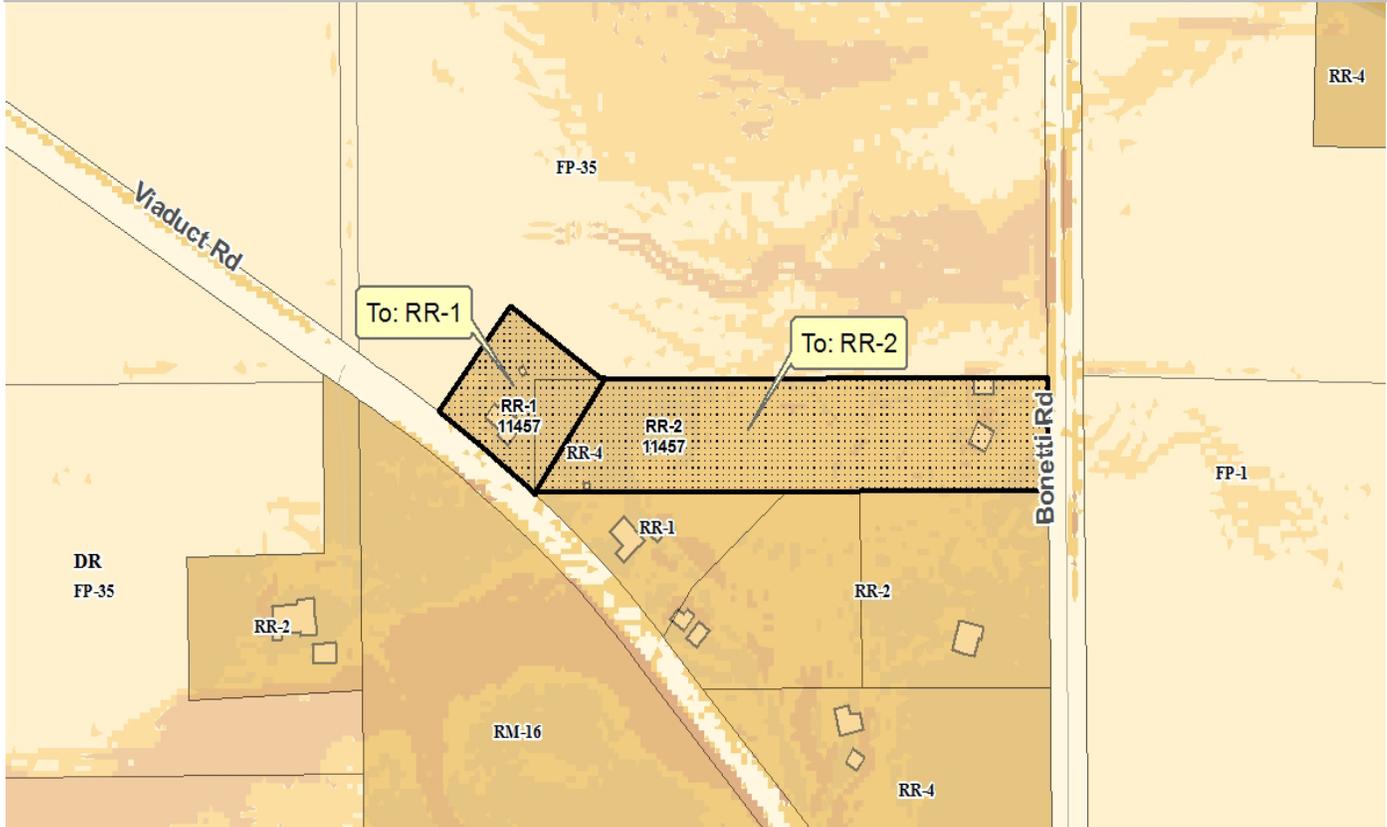


<b>Staff Report</b>    <b>Zoning and Land Regulation Committee</b>	<i>Public Hearing:</i> <b>August 27, 2019</b>	<b>Petition 11457</b>	
	<i>Zoning Amendment Requested:</i> <b>RR-4 (Rural Residential, 4 to 8 acres) District TO RR-1 (Rural Residential, 1 to 2 acres) District, RR-4 (Rural Residential, 4 to 8 acres) District TO RR-2 (Rural Residential, 2 to 4 acres) District</b>		<i>Town/Section:</i> <b>DANE, Section 12</b>
	<i>Size:</i> <b>0.3, 3.99 Acres</b>	<i>Survey Required:</i> <b>Yes</b>	<i>Applicant:</i> <b>TIMOTHY HERBSLEB</b>
	<i>Reason for the request:</i> <b>Shifting of property lines between adjacent land owners</b>		<i>Address:</i> <b>6392 VIADUCT ROAD</b>



**DESCRIPTION:** The applicant would like to swap land with the adjacent landowner to square out and enlarge the yard. Both properties were, at one time, legal non-conforming parcels and are each entitled to a single housing density right. Both currently have existing homes on them.

**OBSERVATIONS:** The larger lot is dropping just below 4 acres, so that is why the second is being rezoned to RR-2, and the smaller lot will grow to 1.2 acres.

**TOWN PLAN:** The property is located in the Agricultural Preservation Area; the Town has a one-house-per-35-acres density policy. No new building sites are being created and the proposal is consistent with the Town’s comprehensive plan.

**RESOURCE PROTECTION:** No new construction is planned, so any nearby resource protection areas should not be impacted.

**STAFF:** The requested zoning is consistent with the proposed lot configurations, the County comprehensive plan and the Town comprehensive plan. Please contact Curt Kodl (608)266-4183 or [kodl@countyofdane.com](mailto:kodl@countyofdane.com) with any questions.

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