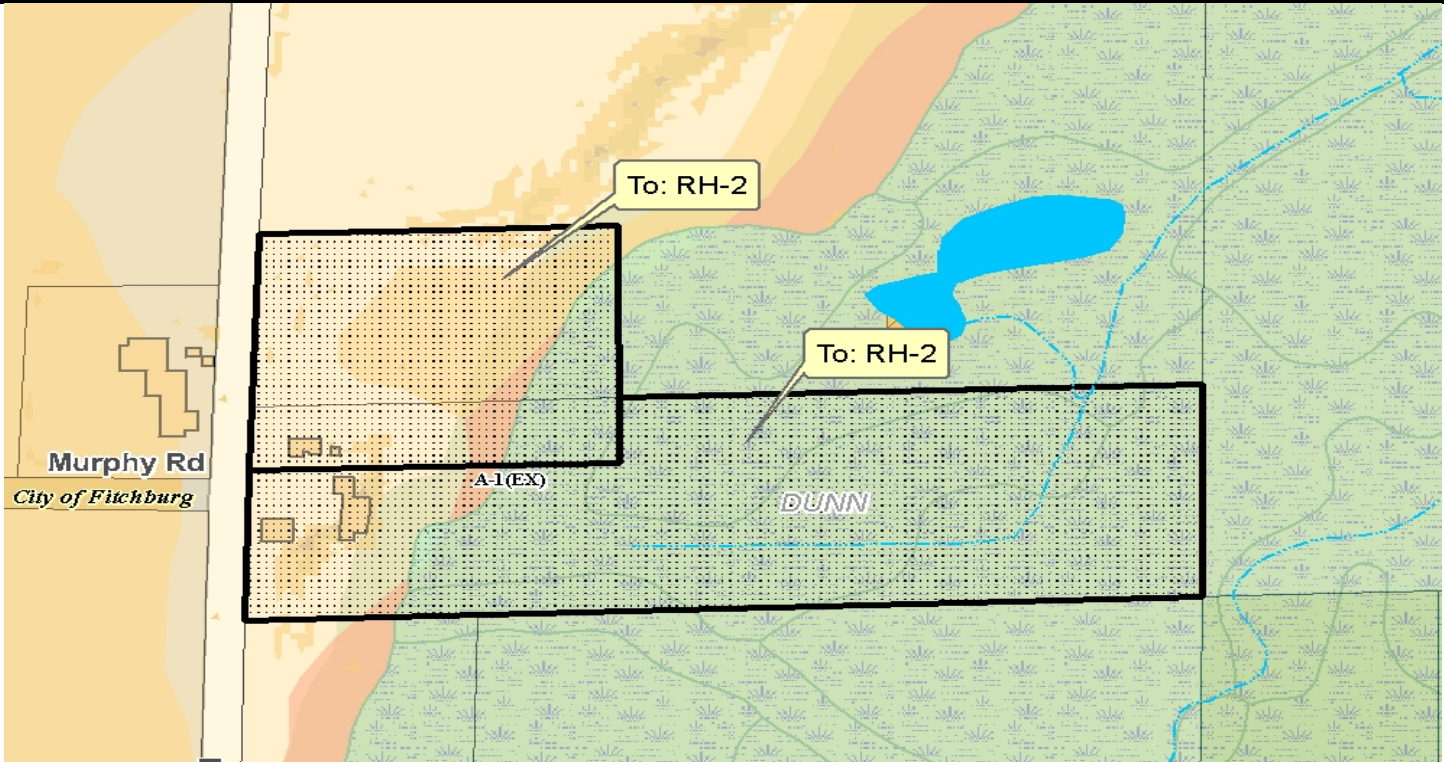




Staff Report

Zoning and Land Regulation Committee	<i>Public Hearing:</i> February 23, 2016	<i>Petition:</i> Rezone 10935
	<i>Zoning Amendment:</i> A-1EX Exclusive Agriculture District to RH-2 Rural Homes District	<i>Town/sect:</i> Dunn Section 18
	<i>Acres:</i> 4.1 <i>Survey Req.</i> Yes	<i>Applicant</i> Are Watts LLC
	<i>Reason:</i> Creating two residential lots for existing homes	<i>Location:</i> 2450 Lalor Road



DESCRIPTION: The petitioner would like to separate two existing residences onto separate lots and bring the property into conformance with current zoning regulations.

OBSERVATIONS: The property is located along the boundaries of the City of Fitchburg. There are two existing residences on the property along with a few small outbuildings. The east side of the property consists of wetland and floodplain.

DANE/MADISON HEALTH: There are no records for well and septic for the northerly residence. The Health Department requests that a condition be placed on the petition requiring the wells and septic systems to be located and shown on the CSM. Each lot configuration should contain the residence and individual well and septic systems. The location of the well/septic and inspection reports shall be recorded with Dane/Madison Public Health.

TOWN PLAN: The property is located in the private conservation agreement area and is identified as an environmental and natural public resource protection area. The proposal brings the existing development into conformance with current regulations. The proposal appears to meet the policies found for these areas.

RESOURCE PROTECTION: The property is located in the resource protection area due to the amount of wetlands present on the property. The majority of the property is located in the floodplain and has a high water table.

STAFF: There is no increase in density is proposed as part of this petition. The proposal meets the dimensional standards of the zoning district.

TOWN: Approved with no conditions.