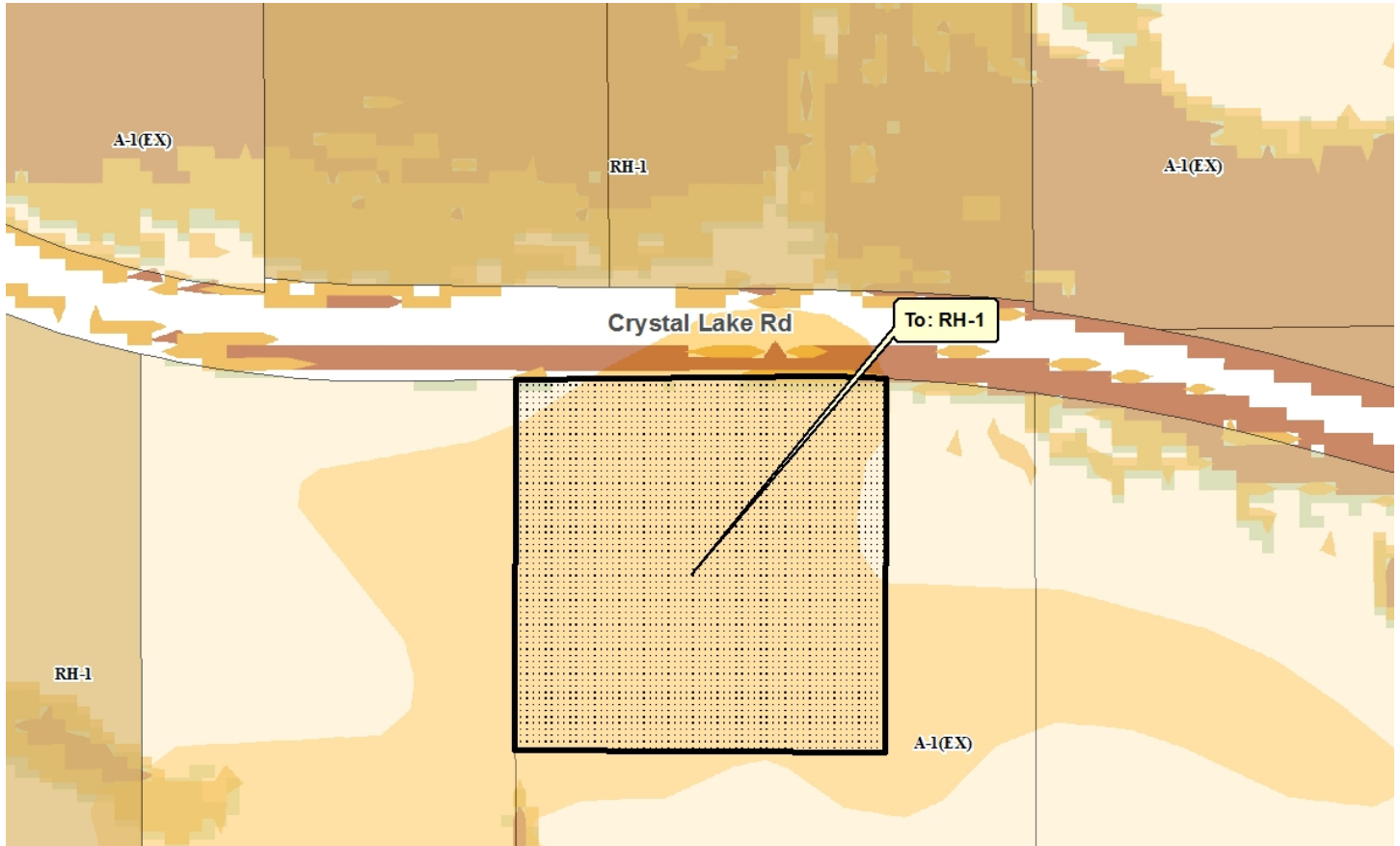




# Staff Report

<i>Public Hearing:</i> <b>June 26, 2018</b>	<i>Petition:</i> <b>Petition 11292</b>
<i>Zoning Amendment:</i> <b>A-1EX Agriculture District TO RH-1 Rural Homes District</b>	<i>Town/sect:</i> <b>DANE, Section 6</b>
<i>Acres:</i> 2.0 <i>Survey Req.</i> Yes	<i>Applicant</i> <b>HOWARD E SCHWARTZ</b>
<i>Reason:</i> <b>Creating one residential lot</b>	<i>Location:</i> <b>WEST OF 7815 CRYSTAL LAKE RD.</b>

Zoning and Land Regulation Committee



**DESCRIPTION:** The applicant would like to create a 2-acre property on the 168-acre farm in order to construct a new house.

**OBSERVATIONS:** The entire area contains Class II soils and is currently being cropped, but there are no other sensitive environmental features observed.

**TOWN PLAN:** The property is in the Farmland Preservation Area in the town and county comprehensive plans. The town density policy is one dwelling unit per 35 acres (see attached density study).

**RESOURCE PROTECTION:** There are no resource protection areas present on the proposed rezone area.

**STAFF:** The rezone appears to be consistent with town plan policies.

**JUNE 26<sup>th</sup> ZLR:** The petition was postponed due to the lack of town action.

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