



Staff Report

Zoning and Land Regulation
Committee

Public Hearing: **September 17, 2018**

Petition: **Petition 11339**

Zoning Amendment:
A-1EX Agriculture District to RH-2 Rural Homes District; RH-1 Rural Homes District to RH-2 Rural Homes District; and RH-1 Rural Homes District to A-1EX Agriculture District

Town/Section:

Rutland, Section 16

Acres: 3.039; 2.136; and 0.364
Survey Required. Yes

Applicant:

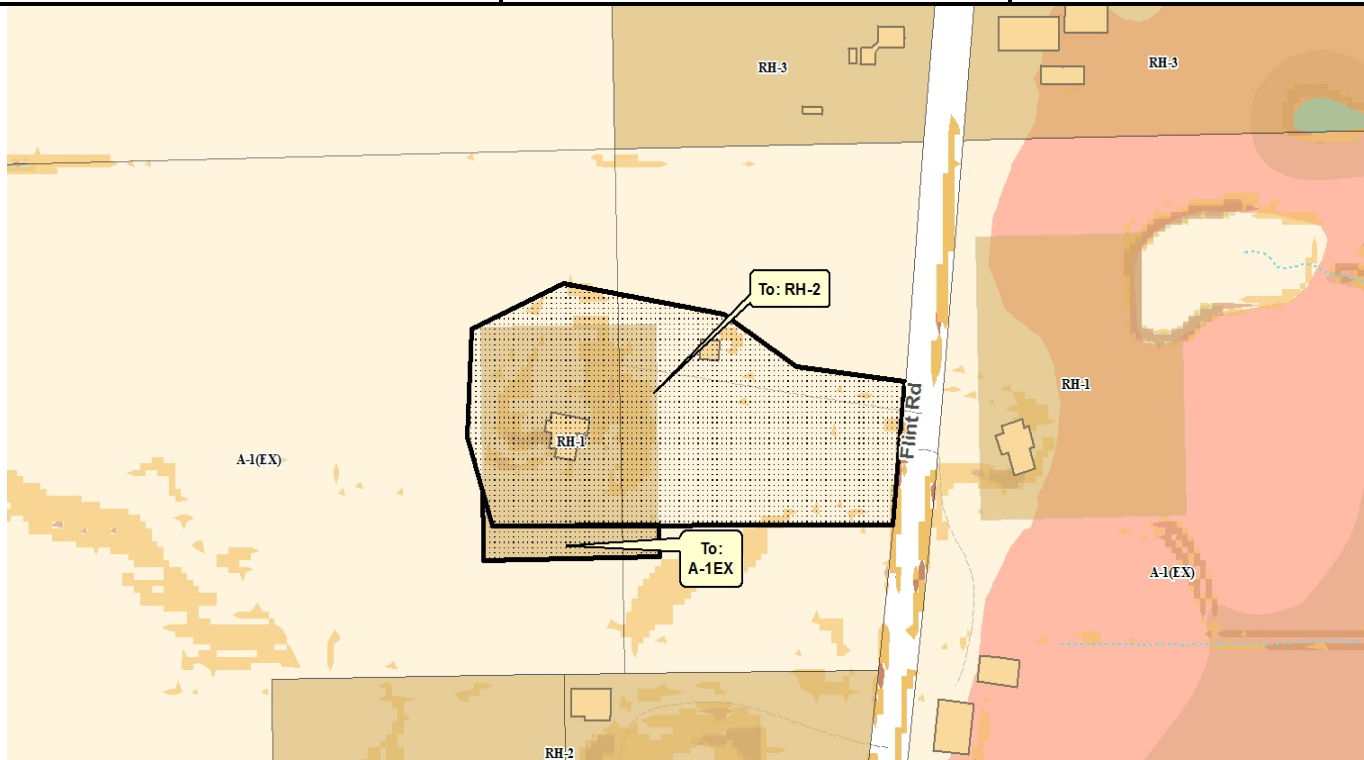
**Edward Meachen &
Francine Tompkins**

Reason:

Creating one residential lot

Location:

975 Flint Road



DESCRIPTION: The applicant proposes to separate the existing residence at 975 Flint Road onto a separate approximately 5-acre RH-2 zoned parcel. The residence is currently located on an RH-1 zoned area within the larger approximately 43-acre ownership parcel. No new residential development is proposed.

OBSERVATIONS: Surrounding land uses include scattered rural residences, agriculture, and other open space.

TOWN PLAN: The property is located in the Agricultural Preservation Area of the adopted town of Rutland/Dane County Comprehensive Plan.

RESOURCE PROTECTION: No areas of resource protection corridor are located on the property.

STAFF: As indicated on the attached density study report, the property is not eligible for any additional splits for residential development. However, the proposed separation of the existing residence onto a smaller parcel is consistent with town plan policies. Staff recommends that approval of the petition be conditioned on the recording of a deed restriction on the balance of A-1EX zoned land owned by the applicant prohibiting further residential development.

TOWN: The Town Board approved the petition conditioned upon the remaining A-1Ex Exclusive Agriculture zoned lands being deed restriction to prohibit further residential development.