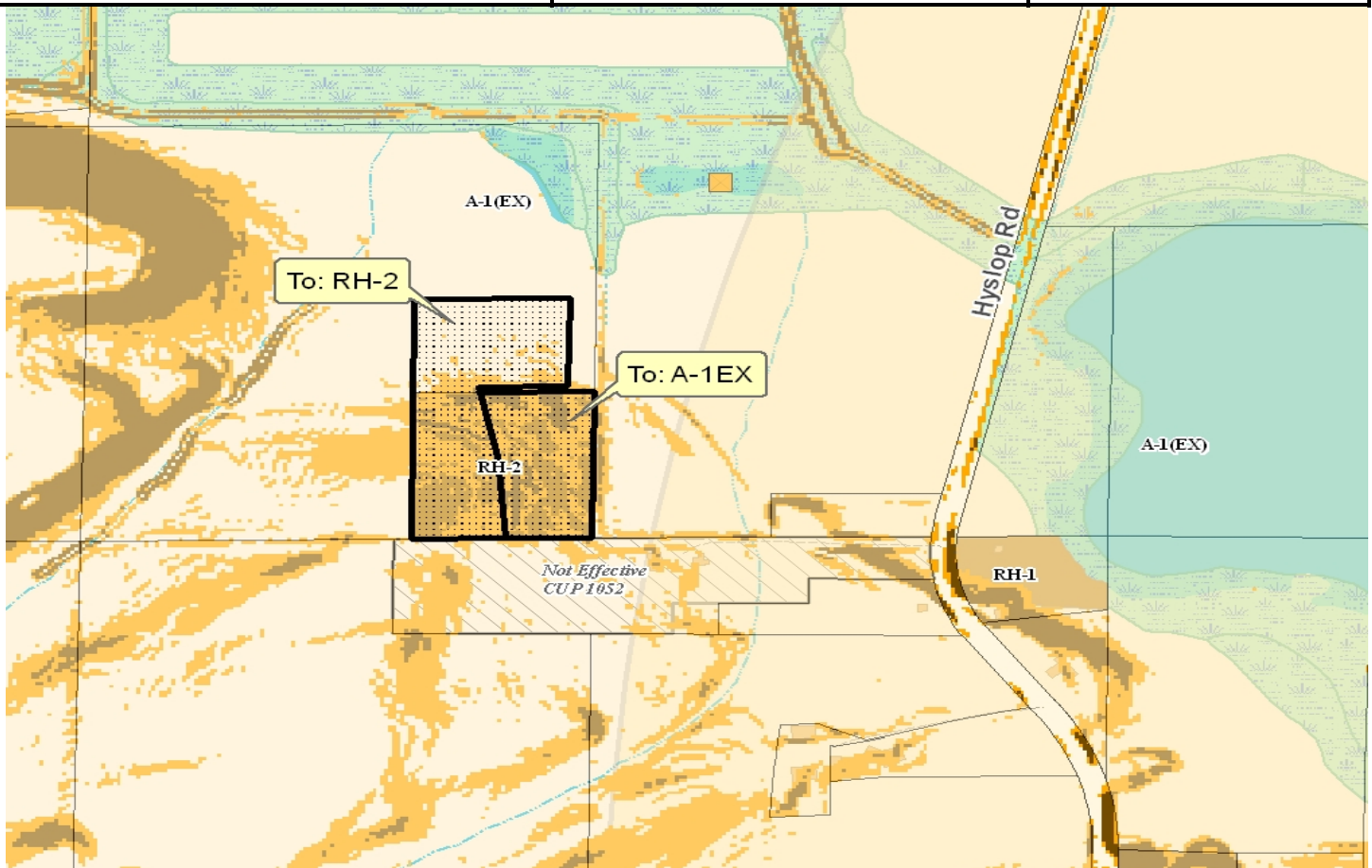




# Staff Report

<i>Public Hearing:</i> <b>June 23, 2015</b>	<i>Petition:</i> <b>Rezone 10837</b>
<i>Zoning Amendment:</i> <b>A-1EX Exclusive Agriculture District and RH-2 Rural Homes District to A-1EX Exclusive Agriculture District and RH-2 Rural Homes District</b>	<i>Town/sect:</i> <b>Dane Section 35</b>
<i>Acres:</i> 2.67, 2.66 <i>Survey Req.</i> Yes	<i>Applicant</i> <b>Tyler B Madigan</b>
<i>Reason:</i> <b>Shifting property lines between adjacent land owners</b>	<i>Location:</i> <b>6459 Hyslop Road</b>

Zoning and Land Regulation Committee



**DESCRIPTION:** Applicant proposes to reconfigure existing lot boundaries by exchanging lands with adjacent property owner (related) and recording a new 2 lot CSM. Lot 2 of the proposed new CSM will total 5 acres to be zoned RH-2, and lot 2 will be 35+ acres and zoned A-1EX.

**OBSERVATIONS:** The existing RH-2 parcel was established under previous petition 10462, and Certified Survey Map #13388, which was granted a waiver from the minimum 66' of road frontage requirement. There is an existing residence on the property. No new development proposed.

**TOWN PLAN:** The property is located in the town's agricultural preservation area.

**RESOURCE PROTECTION:** A resource protection corridor associated with steep slope topography exists across much of the existing parcel. No new development is proposed.

**STAFF:** The proposal appears consistent with town plan policies. It is suggested that the driveway easement be revised to extent to the new lot boundaries.

**TOWN:** Approved with no conditions.