



Staff Report

Zoning and Land Regulation Committee

Public Hearing: **October 24, 2017**

Petition: **Petition 11209**

Zoning Amendment:
A-1EX Agriculture District TO RH-1 Rural Homes District

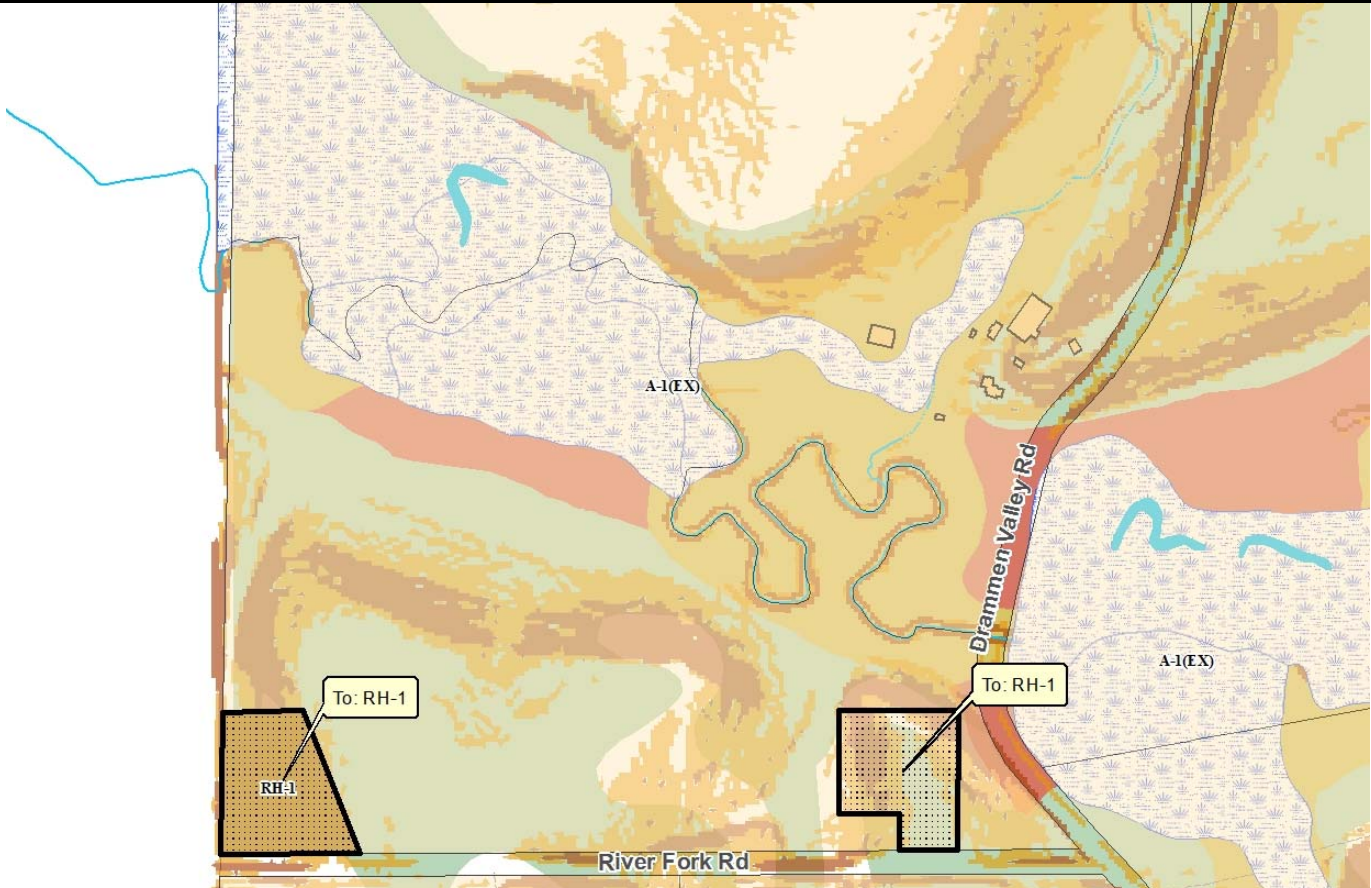
Town/sect:
PERRY, Section 30

Acres: 4
Survey Req. Yes

Applicant
TROY A GRINDLE (Hufton)

Reason:
Creating two residential lots

Location:
NORTH 11049 RIVER FORK ROAD



DESCRIPTION: The applicant proposes to create two new residential parcels of ~2 acres each. The proposed westerly parcel would separate an area of existing RH-1 zoning that has not yet been developed.

OBSERVATIONS: Areas of steep slope topography ranging from 12% to over 20% grade, are present on portions of each of the proposed lots. No other sensitive environmental features observed. The property is defined as lot 1 of Certified Survey Map (CSM) #11674. Note that a new 3 lot CSM will be required as part of the proposal.

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

RESOURCE PROTECTION: Areas of resource protection corridor associated with steep slope topography are located on portions of each proposed lot.

STAFF: As indicated on the attached density study report, based on town policies, current owner Hufton is eligible for one of the three remaining splits on the property. There appear to be suitable building sites outside of the steep sloped areas on each proposed parcel. The proposal appears reasonably consistent with the town comprehensive plan.

In accordance with town plan polices, staff recommends that the balance of A-1EX zoned land owned by the applicant be deed restricted to prohibit residential development.

10/24 ZLR: Postponed due to no town action.

TOWN: Approved conditioned upon the soil classification being verified by Dane County Land and Water Resources.