



# Staff Report

Public Hearing: **December 13, 2016**

Petition: **Rezone 11066**

Zoning Amendment:  
**A-1EX Exclusive Agriculture District to RH-3 Rural Homes District**

Town/sect:  
**Dane Section 35**

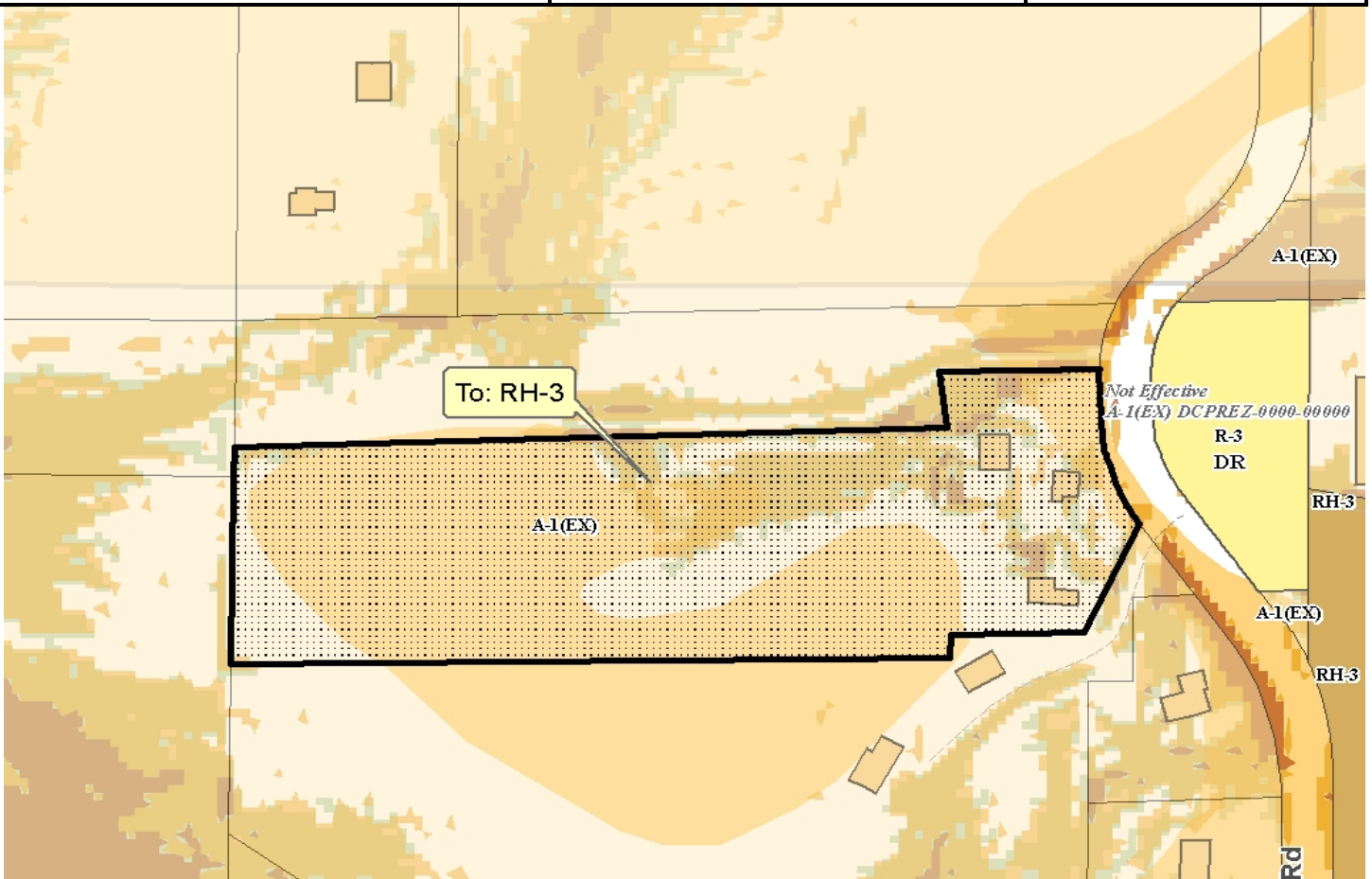
Zoning and Land Regulation Committee

Acres: 7.67  
Survey Req. No

Applicant  
**David W Karls**

Reason:  
**Zoning compliance for existing residential parcel**

Location:  
**6645 Hyslop Road**



**DESCRIPTION:** Applicant proposes to bring the existing 7.67 acre substandard A-1EX zoned residential parcel into zoning compliance by rezoning from A-1EX to RH-3. Applicant proposes to tear down the existing residence and build a new residence ~500' away.

**OBSERVATIONS:** The property consists of approximately 50% class II soils. An area of steep slope topography over 12% grade is located on the north-central portion of the property. Proposed new home site would not be located near the steep slope area.

**TOWN PLAN:** The property is located in the town's agricultural preservation area. The property has been found to be a legal lot of record prior to the adoption of A-1Ex Exclusive Agriculture Zoning and is entitled to be used for single-family residential purposes.

**STAFF:** Proposed rezoning and revised home site location appear reasonably consistent with town plan policies. Town driveway permit approval and an erosion control permit will be required.

**TOWN:** Approved with no conditions.