



Staff Report

Zoning and Land Regulation Committee

Public Hearing: **October 28, 2014**

Petition: **Rezone 10757**

Zoning Amendment:
A-1EX Exclusive Agriculture District to RH-2 Rural Homes District and RH-3 Rural Homes District

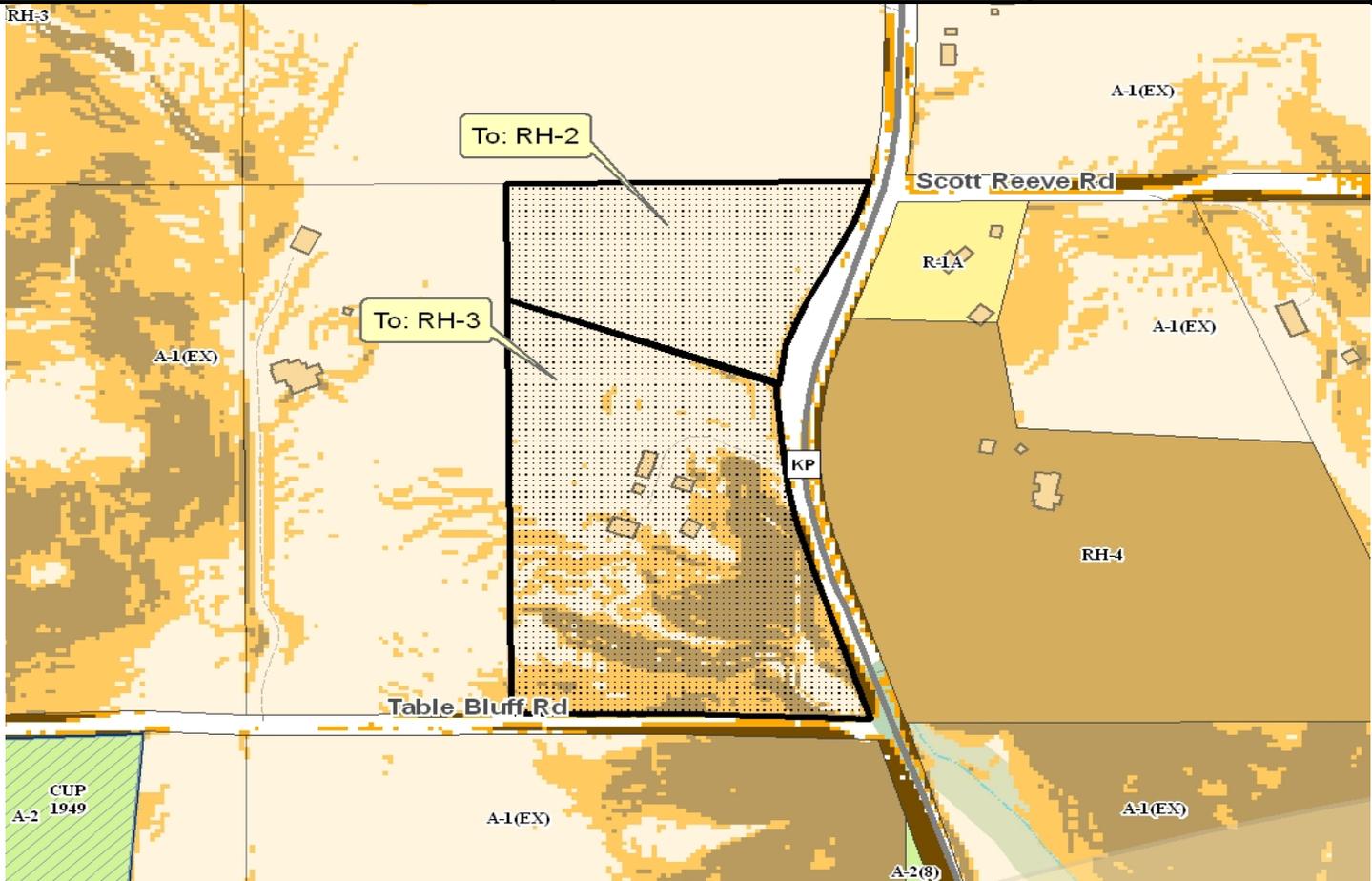
Town/sect:
Berry Section 28

Acres: **6, 14**
Survey Req. **Yes**

Applicant
Linda R Gardner

Reason:
Creating residential lot and separating existing residence from farmland

Location:
5293 County Highway KP



DESCRIPTION: The applicant would like to divide off a portion of their 6-acre property to create a residential lot.

OBSERVATIONS: There is an existing residence and several outbuildings on the property. Approximately 70% of the proposed lot consists of Class II soils. There are steep slopes that are south of the existing house. No other sensitive environmental features observed.

TOWN PLAN: "Allow pre-existing uses on parcels where the total contiguous net acreage owned is less than 35 acres as of April 13, 1981 (i.e., substandard lots in A-1 Exclusive zoning district) to continue under the provisions of the Dane County Zoning Ordinance. If no residence exists on such a substandard parcel, a total of one new residence may be constructed."

RESOURCE PROTECTION: The property does not contain a resource protection area.

STAFF: The construction of the existing house pre-dates 1981. The property fits the substandard lot clause in the Town of Berry Comprehensive Plan which allows the division of the property.

TOWN: Approved with no conditions.