



Staff Report

Zoning and Land Regulation Committee

Public Hearing: **April 29, 2014**

Zoning Amendment:

A-1EX Exclusive Agriculture District to RH-1 Rural Homes District

Acres: 5.8

Survey Req. Yes

Reason:

Creating two residential lots, one lot is for an existing residence

Petition: **Rezone 10669**

Town/sect:

Primrose Section 19

Applicant

MDW Investments LLC

Location:

619 County Highway JG

NOTE:

The Town amended the petition to allow one lot with a zoning classification of RH-2.

To: RH-1

To: RH-1

JG

A-1(EX)

A-1(EX)

DESCRIPTION: The applicant would like to separate the existing residence from the 98-acre farm and create another residential lot in close proximity to the existing residence.

OBSERVATIONS: There is an existing house and outbuildings on the property. Minor areas have slopes exceeding 12% grade. Minor area of Class II soils is present. DNR has determined that the area has not been historically cropped. The area was mainly use as pasture.

TOWN PLAN: In Farmland Preservation Area. 1:35 density policy applies. Rezone and separation of the existing farm residence **would** count against cap. If approved, this petition would **exhaust** the potential homesites under the town/county plan. New development should avoid resource protection corridors and comply with siting criteria in the adopted town/county plan.

RESOURCE PROTECTION: The Town plan designates sensitive water features, steep slopes, and areas of Class II soils as areas of Resource Protection. A portion of the site falls within the resource protection area, however, the area has been developed.

Dane County Highway Department: Any changes to existing points of access or new points of access require a permit from the Department. Access location is dependent upon safe ingress/egress. Joint use access is suggested.

STAFF: The proposal meets the dimensional standards of the zoning district. Balance of farm should be deed-restricted against further nonfarm development.

TOWN: The Town has amended the petition to allow only one lot to be created rather than two. The zoning district classification has been amended to RH-2 to allow for a single 5.8-acre lot.

STAFF UPDATE: If approved, staff suggests that amending the petition to match the Town's amendments.