



Staff Report

Zoning and Land Regulation Committee

Public Hearing: **May 23, 2017**

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

Acres: 4.34
Survey Req. Yes

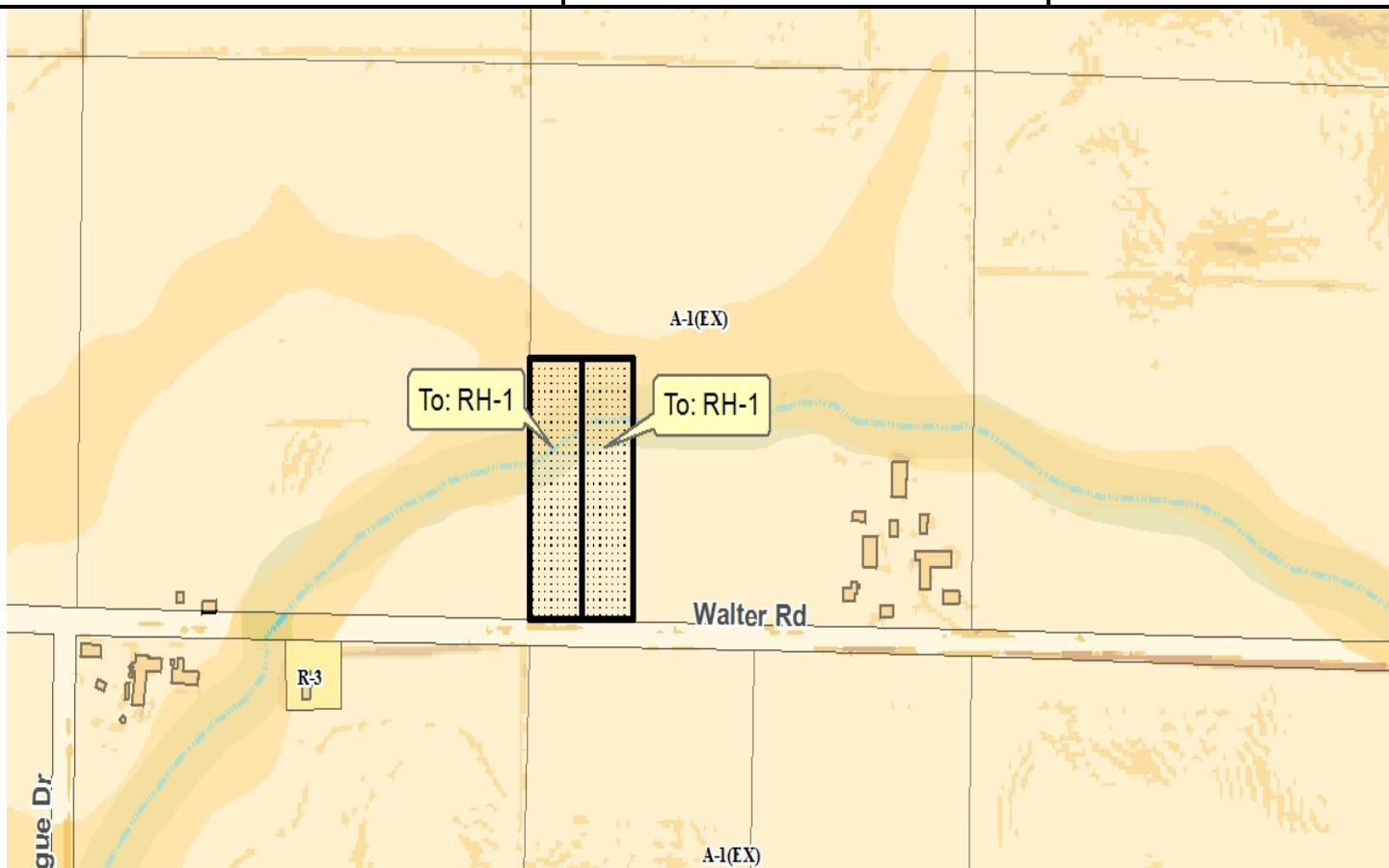
Reason:
Creating two residential lots

Petition: **Rezone 11134**

Town/sect:
**Montrose
Section 29**

Applicant
Richard J Fahey

Location:
7532 Walter Rd



DESCRIPTION: The applicant would like to create two 2-acre RH-1 lots, to allow for one single family residence on each lot.

OBSERVATIONS: Both lots conform to the standards of the zoning district.

TOWN PLAN: The lots are in a Farmland Preservation Area in the adopted town/county comprehensive plan and the *Dane County Farmland Preservation Plan*. 1:35-acre density caps will apply (see density study report in packet).

RESOURCE PROTECTION: An intermittent stream and associated shoreland zoning buffers cross the rear yard of both proposed lots. Shoreland zoning standards will apply.

STAFF: No recommended conditions.

TOWN: On 4/4/2017, the Town of Montrose Board recommended approval with no conditions.