



Staff Report

Public Hearing: **January 26, 2016**

Petition: **Rezone 10927**

Zoning Amendment:
A-1EX Exclusive Agriculture District to A-2(2) Agriculture District

Town/sect:
Christiana Section 18

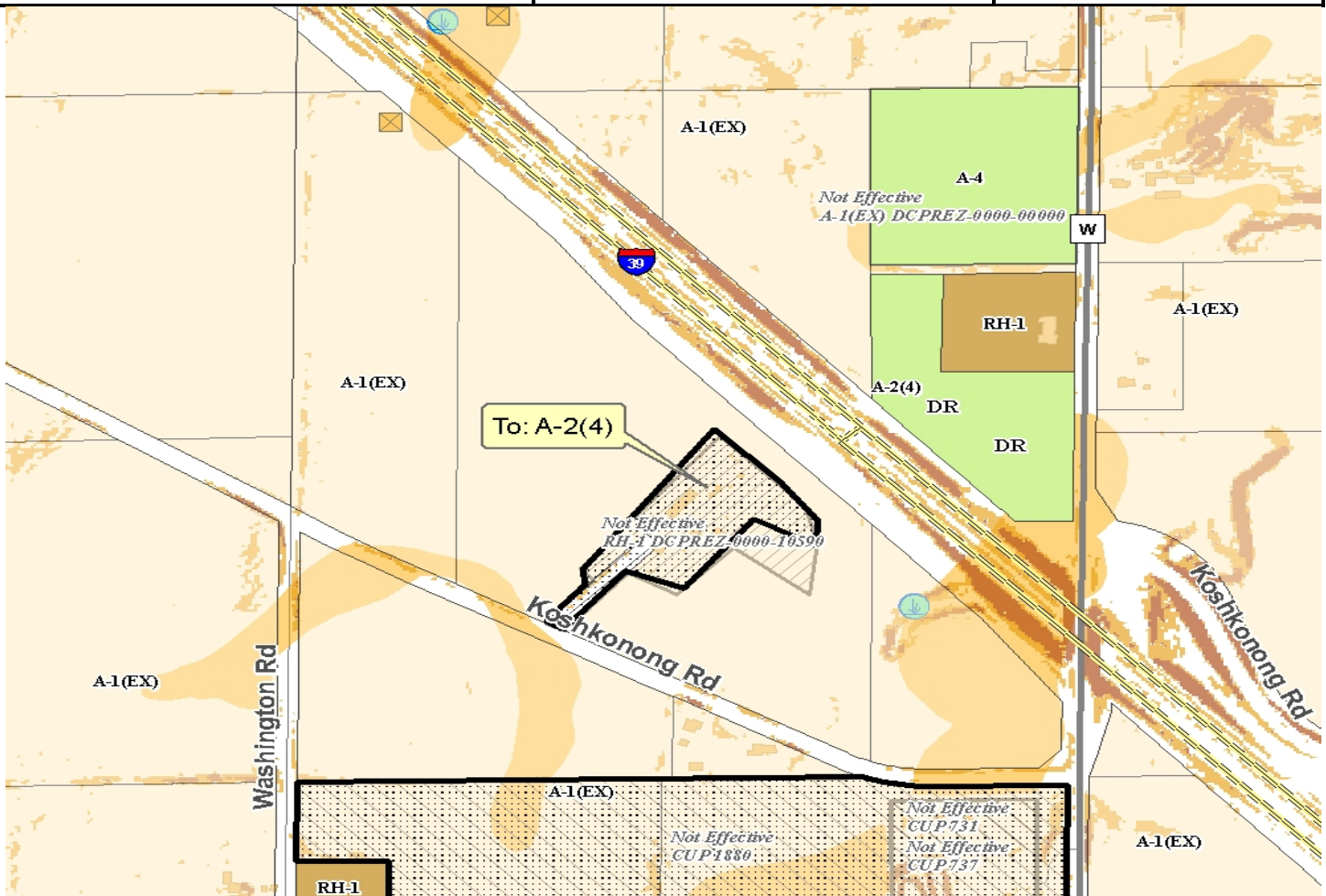
Acres: 5
Survey Req. Yes

Applicant
Gary A Johnson

Reason:
Separating existing residence from farmland

Location:
1546 Koshkonong Rd

Zoning and Land Regulation Committee



DESCRIPTION: The petitioner would like to separate the existing farm house and outbuildings from the 58-acre property.

OBSERVATIONS: There is a short dead-end road that provides access to the farmstead. There is an existing house, tobacco shed, and two outbuildings on the property. 85% of the property consists of Class II soils. No sensitive environmental feature observed. The property is located adjacent to Interstate 39.

TOWN PLAN: The property is located in the Agricultural Preservation Area. As indicated on the attached density study report, the town does not count separation of residences existing as of 5/3/1979 as a split. Two possible splits will remain if the petition is approved.

RESOURCE PROTECTION: The proposal is outside the resource protection boundaries.

STAFF: The proposal meets the dimensional standards of the zoning district. The Town may want to vacate the dead-end road and incorporate the roadway into the CSM lot.

TOWN: Approved with no conditions.