



Staff Report

Zoning and Land Regulation Committee

Public Hearing: **September 27, 2016**

Petition: **Rezone 11033**

Zoning Amendment:
A-1EX Exclusive Agriculture District to A-2(4) Agriculture District and A-2(8) Agriculture District

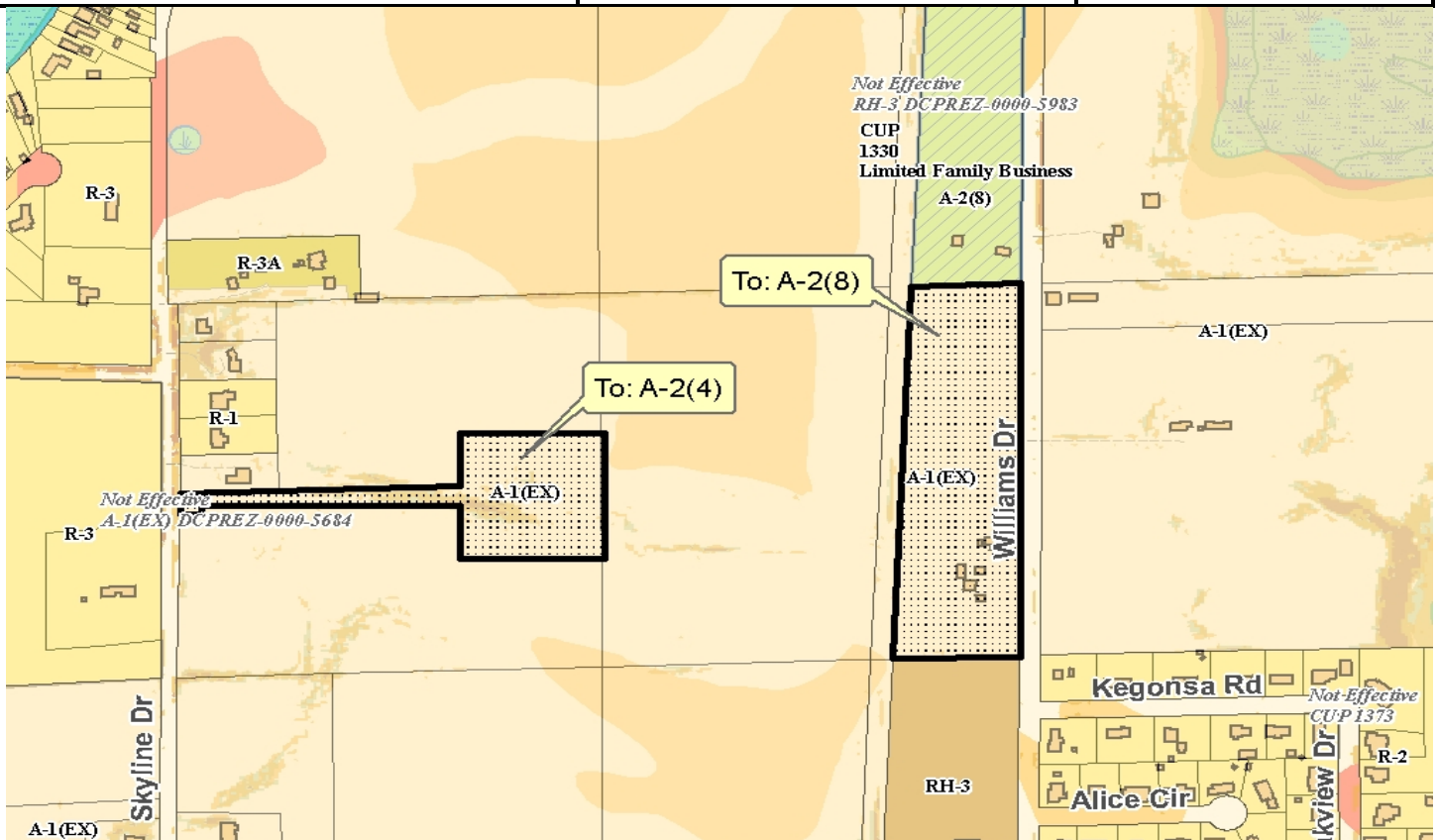
Town/sect:
Pleasant Springs Section 29

Acres: 6, 12
Survey Req. Yes

Applicant
Tiedeman REV Family TR, Herman J Julie A

Reason:
Creating two residential lots

Location:
1881 Williams Drive



DESCRIPTION: The applicant would like separate the existing farmstead from the 75-acre farm and create a residential lot beside a wooded area on the property.

OBSERVATIONS: There is an existing farm residence and farm buildings located just west of Williams Drive. The Wisconsin and Southern Railroad bisects the property. Approximately 40% of the property consists of Class I and II soils. Majority of the proposed lot is outside the prime soils.

TOWN PLAN: The property is located in the town's agricultural preservation area. Development is limited to one dwelling unit per 35 acres owned. As indicated on the attached density study report, the property was originally eligible for a total of 2 splits. The existing residence counts as one split. If the petition is approved, the splits will be exhausted.

RESOURCE PROTECTION: The property is not within the resource protection area.

STAFF: The proposal meets the dimensional standards of the zoning district. Housing density rights will be exhausted on the 75 acres. Staff recommends that a deed restriction be recorded on the balance of A-1EX lands prohibiting further residential development.

TOWN: Approved conditioned upon prohibiting the remaining A-1 Exclusive zoned land on further residential development and notations being present on the certified survey map..