



Staff Report

Zoning and Land Regulation Committee

Public Hearing: **March 24, 2015**

Zoning Amendment:

A-1EX Exclusive Agriculture District and RH-3 Rural Homes District to RH-4 Rural Homes and A-1EX Exclusive Agriculture

Acres: 16.62 , 8.55

Survey Req. Yes

Reason:

Shifting the location of a residential lot

Petition: **Rezone 10817**

Town/sect:

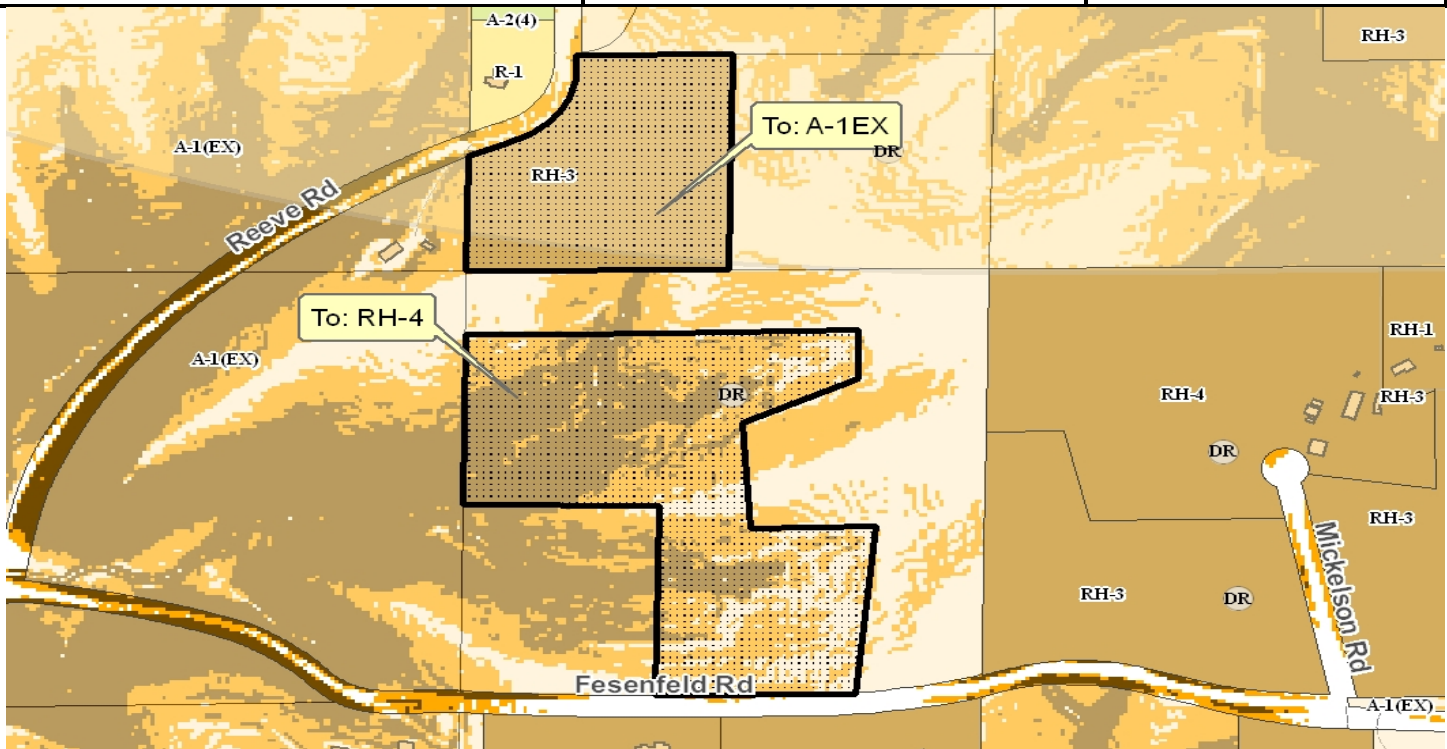
Black Earth Section 29

Applicant

Mickelson REV TR, Gaylord O

Location:

North of 10707 Fesenfeld Road



DESCRIPTION: The applicant would like to shift an existing residential lot from a low-slope agricultural field to an area with steep slopes which is primarily wooded. The agricultural field will be combined with the adjacent fields and will be sold for agricultural production.

OBSERVATIONS: The existing residential lot was created in 2013. The location was selected due to policies in the town plan with regards to preservation of lands with steep slope topography. The majority of the farm has slopes exceeding 12% grade. The A-1 exclusive lands were deed restricted to prohibit residential development due to the housing density rights being exhausted for the original farm.

TOWN PLAN: The property is located in the Agricultural Preservation Area. The Town's Comprehensive plan provides siting criteria for home sites in the Agricultural Preservation Area. See attached.

RESOURCE PROTECTION: The majority of the farm is located in the resource protection area due to the steep slope topography. The town plan designates areas identified as environmental corridors, wetlands, floodplains, hydric soils, and land with greater than 10% slopes as being in the resource protection area.

STAFF: The preliminary CSM shows a building envelope area in the far southeastern corner of the parcel that has been reviewed and approved by the town. The proposed building envelope area appears to comply with town plan siting standards. Staff recommends that Certified Survey Map depict a "buildable area" as shown on the presented map. A note should be added to the Certified Survey Map stating that, "Buildings are prohibited outside the noted buildable area as part of the condition of approval by Dane County Zoning and Land Regulation Committee under Zoning Petition #10817".

TOWN: Approved with no conditions.