



Staff Report

Zoning and Land Regulation
Committee

Public Hearing: **September 17, 2018**

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

Acres: 3.25
Survey Required: Yes

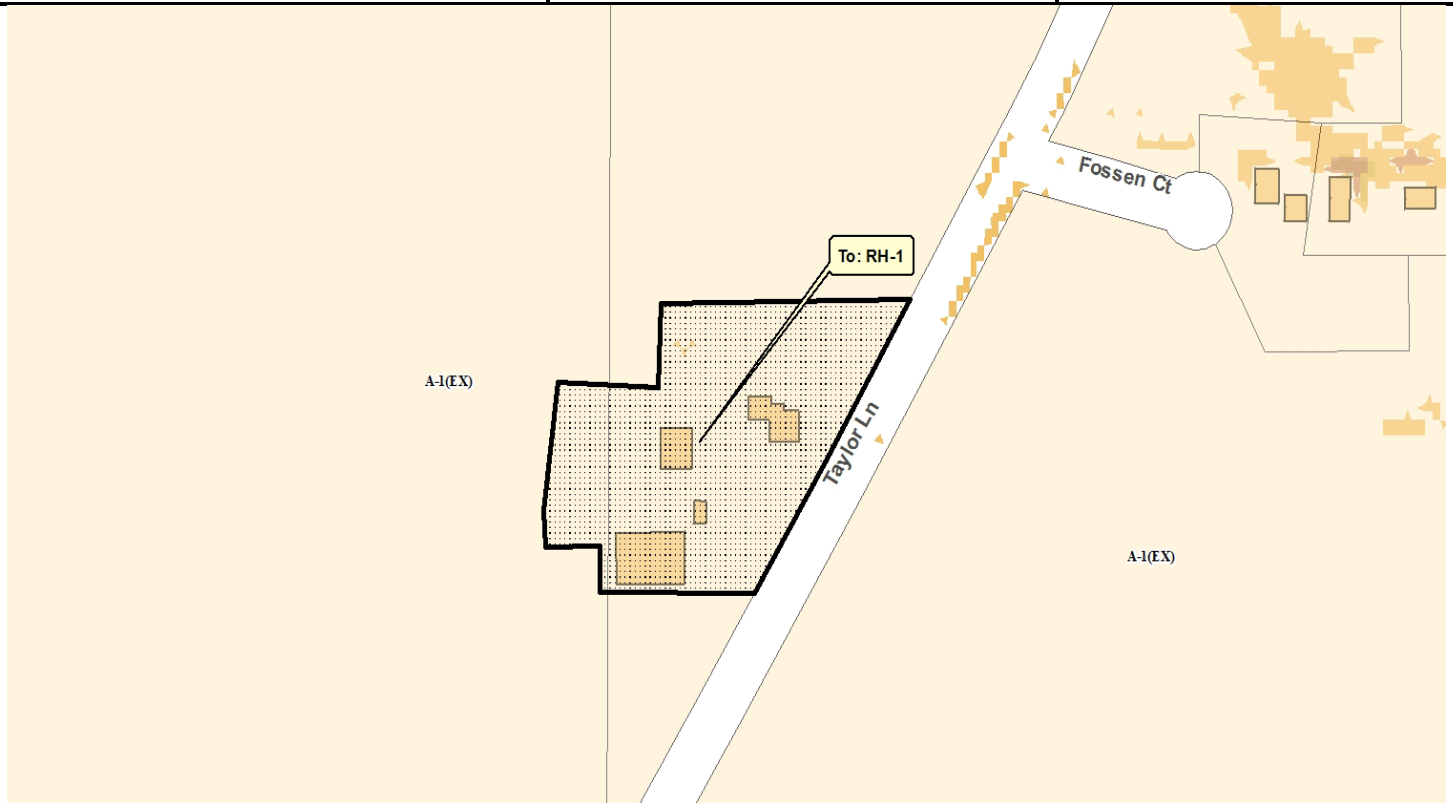
Reason:
**Separating existing residence
from farmland**

Petition: **Petition 11341**

Town/Section:
Dunkirk, Section 29

Applicant:
Linda Altenburg

Location:
493 Taylor Lane



DESCRIPTION: The applicant proposes to separate the existing farm residence and buildings from the approximately 75-acre farm. No new development is proposed.

OBSERVATIONS: Surrounding land uses include scattered rural residences, agriculture, and other open spaces.

TOWN PLAN: The property is located in the Agricultural Preservation Area of the adopted Town of Dunkirk/Dane County Comprehensive Plan.

RESOURCE PROTECTION: No areas of resource protection corridor are located on the property.

STAFF: As indicated in the attached density study, the property is eligible for only one split. The town density policy of one dwelling unit per 40 acres owned does not include a rounding provision and counts all dwellings, farm and non-farm alike, toward the limitation. Proposed separation of the existing residence is consistent with town/county plan policies, and it constitutes the one and only split allowed on this property.

In accordance with the town policy, staff recommends the following condition of approval:

1. Recording of a deed restriction on the balance of A-1EX zoned land prohibiting residential development (tax parcels 0511-291-8070-6, 0511-291-8500-5, and 0511-292-8000-9).

TOWN: The Town Board approved the petition with no conditions.