



Staff Report

Public Hearing: **October 27, 2015**

Petition: **Rezone 10895**

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

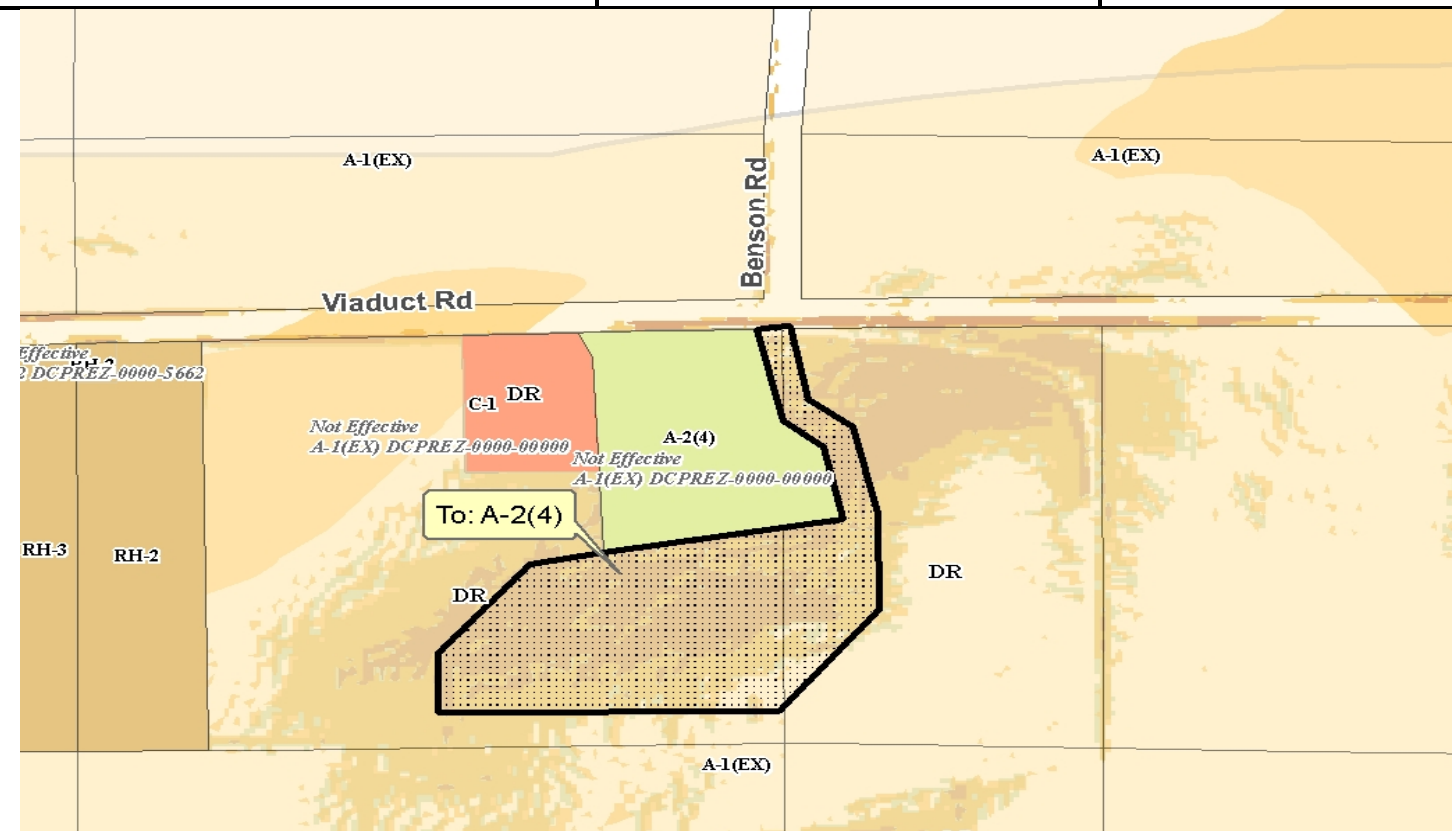
Town/sect:
Dane Section 11 & 12

Acres: 6.83
Survey Req. Yes

Applicant
Daniel S Breunig

Reason:
Creating one residential lot

Location:
6626 Viaduct Road



DESCRIPTION: Applicant proposes to create a 6.8 acre lot for a new residence for the farm owner. The applicant owns two adjoining farms and proposes to transfer a density unit from the farm to the east in order to establish the building site on non-agricultural land.

OBSERVATIONS: The property is primarily wooded and includes slopes ranging from 12%-20% grade. It appears that access would be via an existing field drive out to Viaduct Road.

VILLAGE/TOWN PLAN: The property is located in the town's agricultural preservation area.

RESOURCE PROTECTION: An area of resource protection corridor associated with steep slope topography encompasses much of the property. It appears there is a suitable building area near the top of the ridge.

STAFF: As indicated on the attached density study reports, the eligible density units / splits on the subject property have been exhausted, but several splits remain available to the applicant's adjoining property to the east. The town plan does not currently allow intra-ownership transfers of density units. However, the town is in the process of amending its plan to facilitate such transfers when doing so would further the town's farmland preservation goals. The amendment will also address some apparent inconsistencies in the existing plan with regard to development on steep slopes. Staff recommends postponement of the petition until such time as the amended town plan is adopted as part of the county comprehensive plan.

TOWN: Pending