



Staff Report

Zoning and Land Regulation Committee

Public Hearing: **February 23, 2016**

Petition: **Rezone 10942**

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

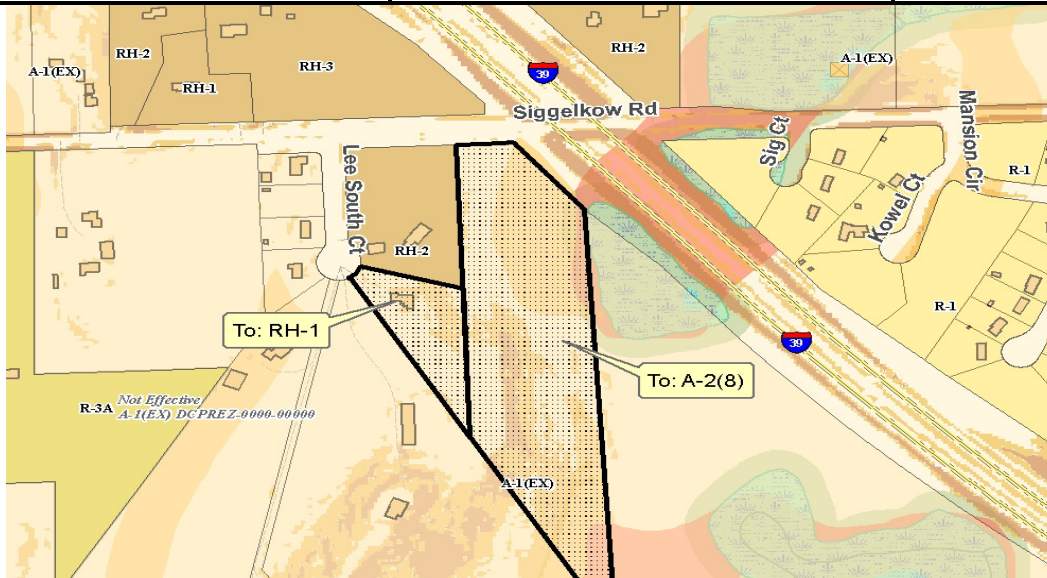
Town/sect:
Blooming Grove Section 36

Acres: 2.5, 13.63
Survey Req. Yes

Applicant
Dale R Puisto

Reason:
Creating one residential lot and a lot for an existing residence

Location:
3274 S Lee Court



DESCRIPTION: The petitioner would like to divide an existing lot to create a separate residential lot.

OBSERVATIONS: There is an existing residence on the 16-acre property. The property is located in close proximity to Interstate 39. Under Zoning Ordinance 10.045, no residential structure may be located within 200 feet of the divided highway. GIS information has identified the potential of a high water table on the east side of the property. The water table may be 4 to 10 feet below the surface. There are slopes ranging from 12% to 20% on the south side of the property. The ATC powerlines are present along the I-39 corridor.

TOWN PLAN: The Town Plan designates this area as a Rural Residential Area. The east side of the property is within the plan's Environmental Conservancy Area. The Rural Residential Area allows a density of one residence per 5 acres. The Environmental Conservancy Area discourages development in wetlands, hydric soils, unbuildable soils, and the Blooming Grove Drumlins.

CITY/TOWN COOPERATIVE AGREEMENT: The property is located in the City of Madison/ Town of Blooming Grove Cooperative Planning Area. City of Madison Planning Department has requested that the property be rezoned to RH Rural Homes Zoning District rather than A-2 Agriculture in order to promote the rural residential planning for the area.

RESOURCE PROTECTION: A portion of the property along the east side is located in the Resource Protection Area. The GIS layer for "building potential" shows that the property is "somewhat limited" to "very limited". This is due to the steep slope topography in combination with the high water table found on the property. Development should be directed away from the east side and the south side of the property.

STAFF: The proposal meets the dimensional standards of the zoning district. The home site potential is limited on the property. Staff suggests amending the Zoning District to RH-3 Rural Homes to clearly define the planned use. Staff also suggests that the 200-foot residential building restriction from I-39 be shown on the CSM.

TOWN: Approved with the condition of amending the zoning district classification to RH-3 Rural Homes for the larger lot with the smaller lot being assigned the proposed RH-1 Rural Homes Zoning District.