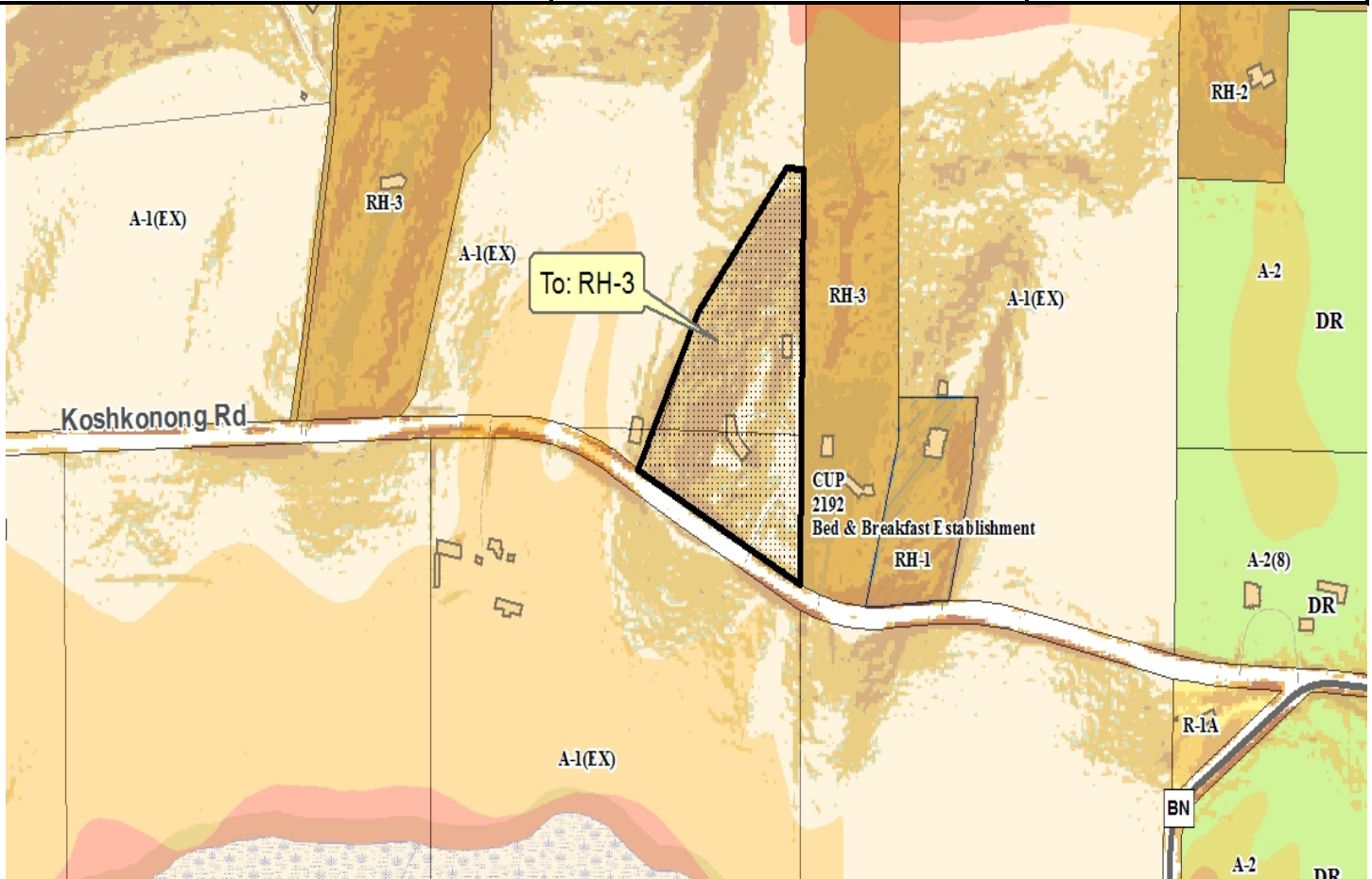




Staff Report

<i>Public Hearing:</i> January 24, 2017	<i>Petition:</i> Rezone 11079
<i>Zoning Amendment:</i> A-1EX Exclusive Agriculture District to RH-3 Rural Homes District	<i>Town/sect:</i> Pleasant Springs Section 13 & 14
<i>Acres:</i> 9.6 <i>Survey Req. Yes</i>	<i>Applicant:</i> Mary F Nordland
<i>Reason:</i> Shifting property lines between adjacent landowners	<i>Location:</i> 2022 Koshkonong Road

Zoning and Land Regulation Committee



DESCRIPTION: The adjacent neighbor would like to purchase a portion of the Nordland lot in order to correct a pending violation. Mr. Dumke, adjacent landowner, constructed an accessory building across the current property lines. This petition shifts the property line to bring the accessory building into compliance with setbacks and updates the Nordland's zoning to current standards.

OBSERVATIONS: There is an existing residence on the property. Majority of the property is wooded with slopes exceeding 20% grade.

TOWN PLAN: The property is in the Town's Agricultural Preservation Area. There will be no increase in housing density as part of this petition.

RESOURCE PROTECTION: The property is located outside the resource protection area.

STAFF: The proposal meets the dimensional standards of the zoning district and corrects an outstanding zoning violation.

1/24 ZLR: Postponed due to no town action.

TOWN: Approved with conditions.