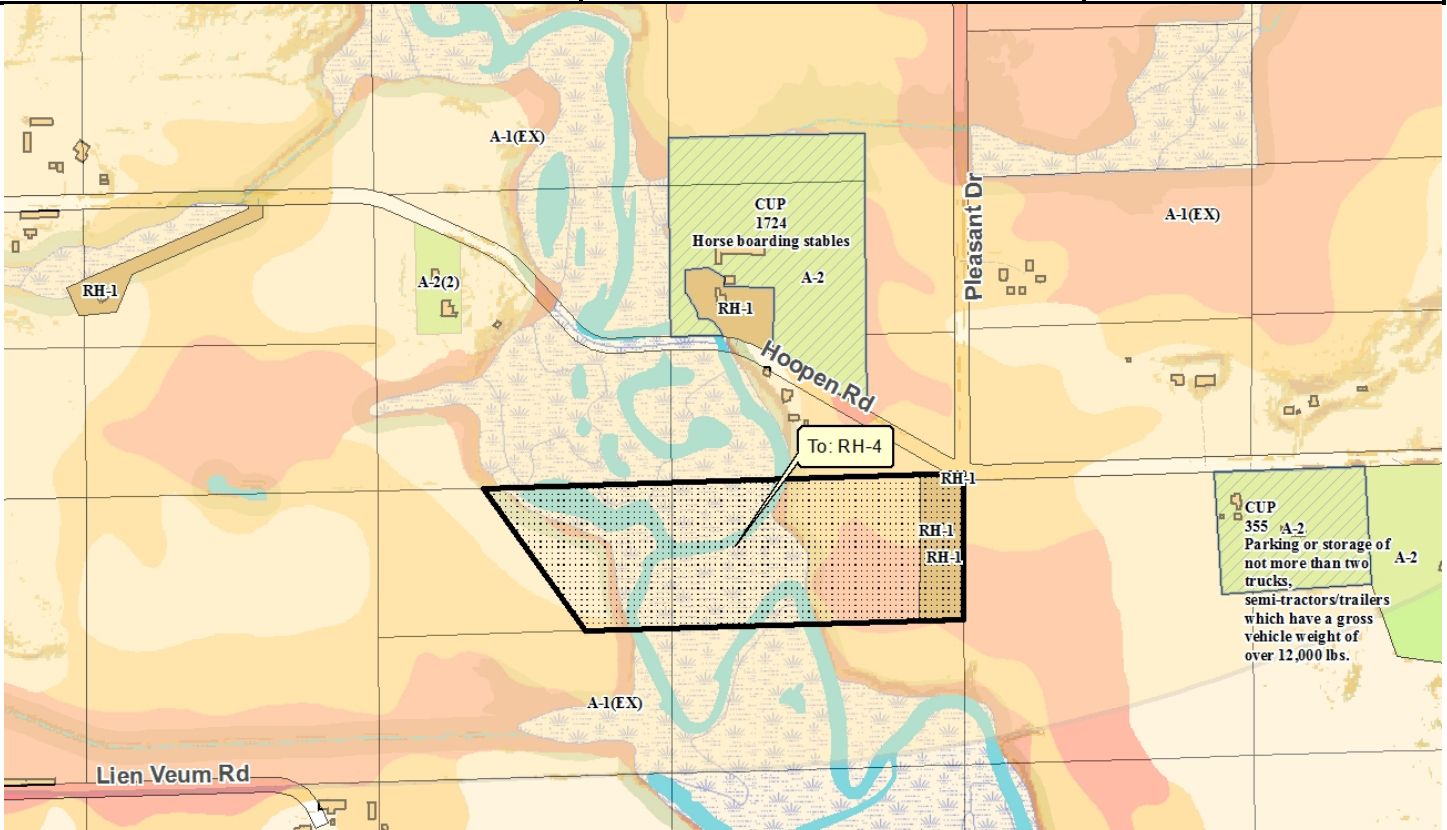




# Staff Report

<i>Public Hearing:</i> <b>December 11, 2017</b>	<i>Petition:</i> <b>Petition 11221</b>
<i>Zoning Amendment:</i> <b>A-1EX Agriculture District TO RH-4 Rural Homes District, RH-1 Rural Homes District TO RH-4 Rural Homes District</b>	<i>Town/sect:</i> <b>CHRISTIANA, Section 36</b>
<i>Acres:</i> 16.88,9.24,3.02 <i>Survey Req.</i> Yes	<i>Applicant</i> <b>ANDREW J VEUM</b>
<i>Reason:</i> <b>OWNER ACQUIRING MORE ACREAGE TO THE EAST WHICH WILL BE USED FOR HUNTING LANDS</b>	<i>Location:</i> <b>135 HOOPEN ROAD</b>

Zoning and Land Regulation Committee



**DESCRIPTION:** Applicant proposes to expand the size of existing 3 acre residential parcel by acquiring adjoining ~25 acres.

**OBSERVATIONS:** A new single-family residence has been recently constructed on the 3-acre parcel. The surrounding land uses are primarily agricultural fields. The majority of the expansion area is wetland and floodplain. This is due to the area being bisected by the Koshkonong Creek. The entire area consists of Class II soils.

**TOWN PLAN:** The property is located in the town's agricultural preservation area. No new development is associated with this petition. One housing density rights remains on the original 108-acre Veum farm.

**RESOURCE PROTECTION:** The majority of the expansion area is within the resource protection corridor. The corridor encompasses the wetlands, floodplain area, and shoreland area of the Koshkonong Creek.

**STAFF:** The proposal appears reasonably consistent with town plan policies. No new development proposed that would encroach upon environmentally sensitive areas of the property.

**STAFF UPDATE:** This petition was postponed at the 12/11/17 ZLR Public Hearing due to lack of town action. The applicant had not made application with the town at that time. That has since occurred and the town took action at its meeting on 2/13/18.

**TOWN:** Approved.