



Staff Report

Zoning and Land Regulation Committee

Public Hearing: **February 24, 2015**

Petition: **Rezone 10803**

Zoning Amendment:

A-1EX Exclusive Agriculture District and A-2 Agriculture District to A-1EX Exclusive Agriculture District, A-2(2) Agriculture District and RH-4 Rural Homes District

Town/sect:

Oregon Section 16

Acres: 7.82, 2.08, 4.98
Survey Req. Yes

Applicant

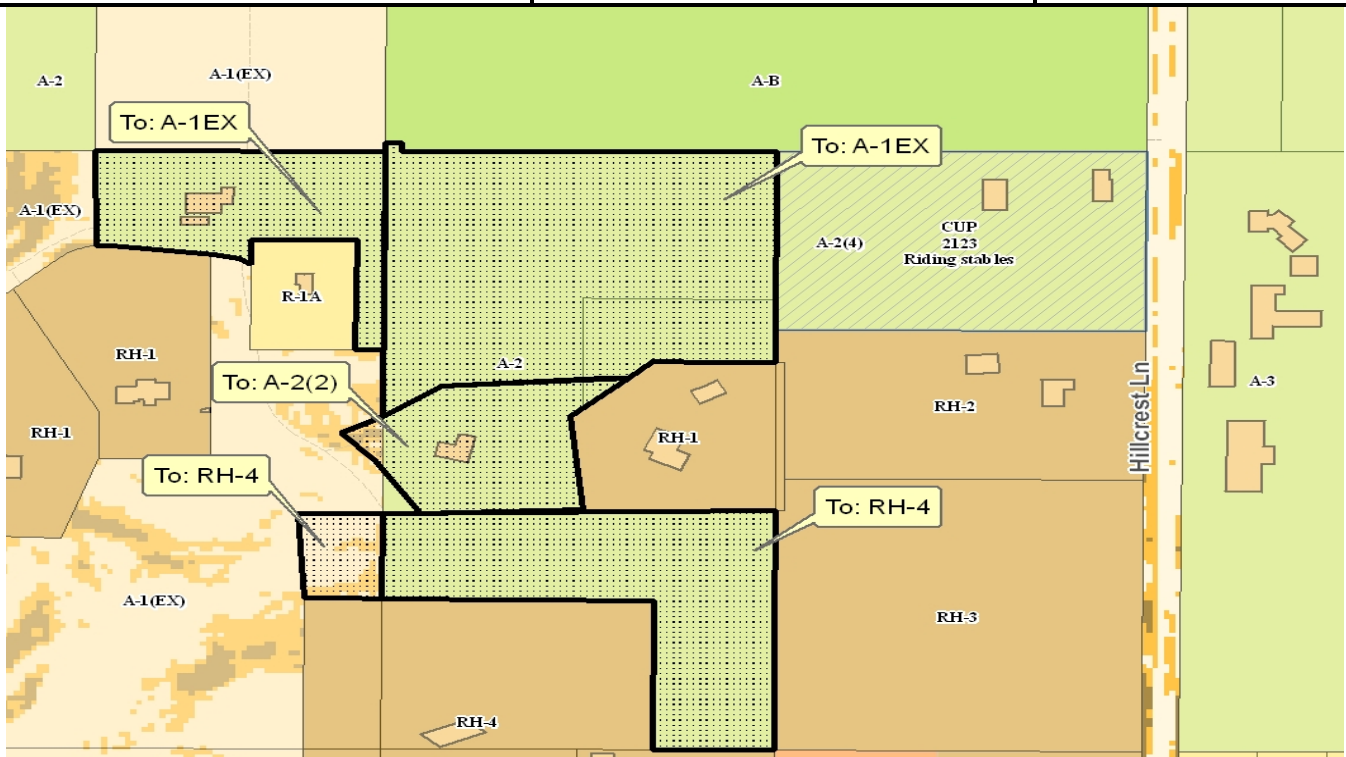
Dale D Secher

Reason:

Separating existing residence from farm and shifting property line between adjacent land owners

Location:

5685 Lincoln Rd



DESCRIPTION: This petition would separate an existing home and allow for sale of land to an adjoining landowner. If approved, it would also put remaining agricultural land into the A-1(ex) zoning district, consistent with adjoining acreages owned by the same landowner. Applicant is proposing a two lot CSM to effectuate the revised lot boundaries, and requests a waiver from the 66' of road frontage requirement. No new homesites created.

OBSERVATIONS: The 7.7-acre eastern portion of the proposed A-1(ex) parcel is within a Non Farmland Preservation Area in the adopted, state-certified Dane County Farmland Preservation Plan. Dane County Planning and Development is working on a 2015 Farmland Preservation Plan amendment that would reclassify this area and others throughout the county into Farmland Preservation, consistent with adopted town/county comprehensive plans.

TOWN PLAN: This property is within a Rural Preservation II area in the adopted town/county comprehensive plan. 1:35-acre density policy applies, no homesites remaining.

RESOURCE PROTECTION: There are scattered areas of slopes exceeding 12% on the site.

STAFF: Proposal appears consistent with town plan policies. Staff recommends that the committee take up the requested road frontage waivers prior to acting on the rezone petition. Staff also recommends an extended Delayed Effective Date, applicable only to the proposed A-1(ex) zoning parcels, of 12/31/2015, to allow for adoption and certification of an appropriate Farmland Preservation Plan amendment.

TOWN: Approved with a condition that no additional building sites will be created.