



Staff Report

Zoning and Land Regulation Committee

Public Hearing: **February 23, 2016**

Petition: **Rezone 10936**

Zoning Amendment:
A-1EX Exclusive Agriculture District to RH-1 Rural Homes District

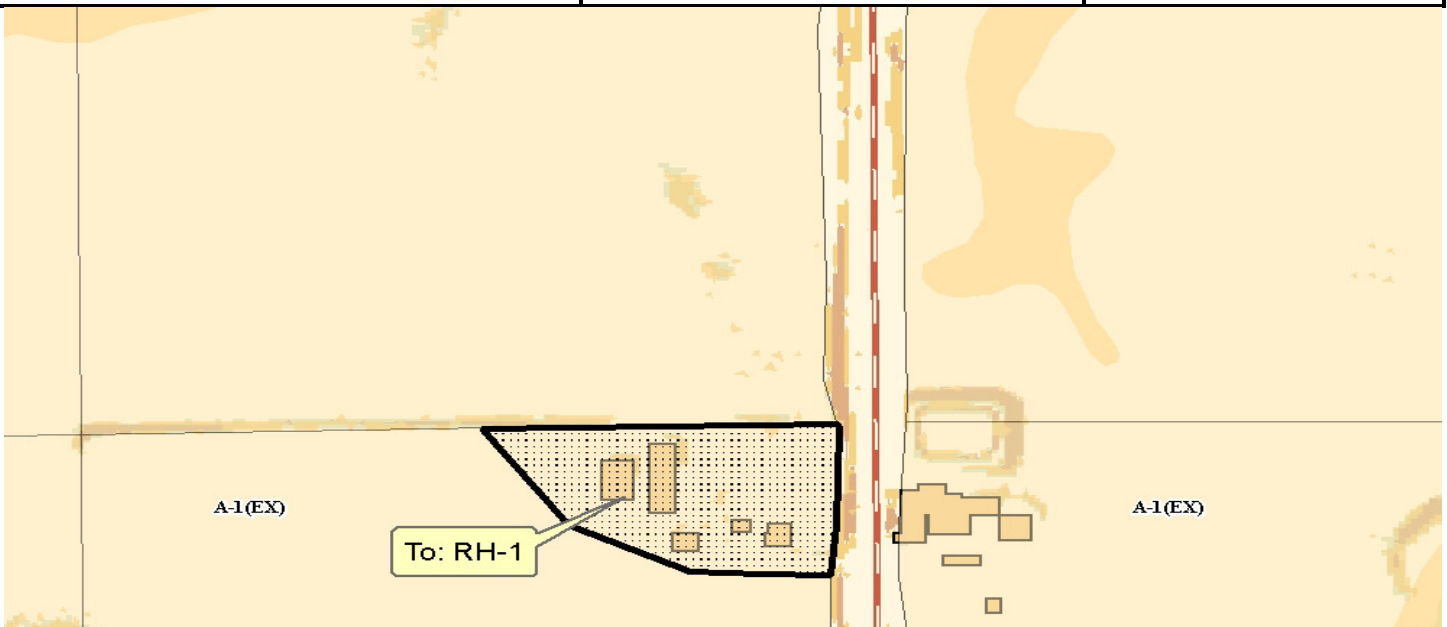
Town/sect:
Dane Section 10

Acres: 3.18
Survey Req. Yes

Applicant
Kirking Survivor's TR, Jean B

Reason:
Separating existing residence from farmland

Location:
7501 State Highway 113



DESCRIPTION: The petitioner would like to separate the farm buildings from the 38-acre property.

OBSERVATIONS: There is an existing residence, two-car garage, hay barn, corn bins, and a cattle barn on the property. No other sensitive environmental features observed. The current configuration of buildings will easily support a small cattle operation.

TOWN PLAN: The property is located in the Agricultural Preservation Area. The attached density study shows that there are 3 housing density rights allocated for the original 116-acre farm. The existing Kirking residence counts as one of these housing density rights. Given that there is another residence located on the original farm, one housing density right will remain on the original farm boundaries if approved.

STATE HWY DEPT: Any new access, change of use, or updating current access to State Highway 113 will need approvals from Wisconsin DOT SW Region prior to change. Contact Permit Coordinator Scot Hinkle at 608-246-5334 for permitting information and forms.

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

STAFF: The size of the proposed lot meets the 10% maximum building coverage requirement. No further buildings may be constructed on the property. Given the existing building configuration, Staff suggests that a zoning district classification of A-2(2) Agriculture be assigned to the property. The existing buildings could potentially be used for a small livestock operation or a limited family business.

NOTE: A-2(2) Agriculture Zoning District permits one (1) animal unit per acre. A Conditional Use Permit needs to be obtained in order to keep a higher density of livestock on the property or operate a limited family business on the property.

TOWN: Approved with no conditions.