
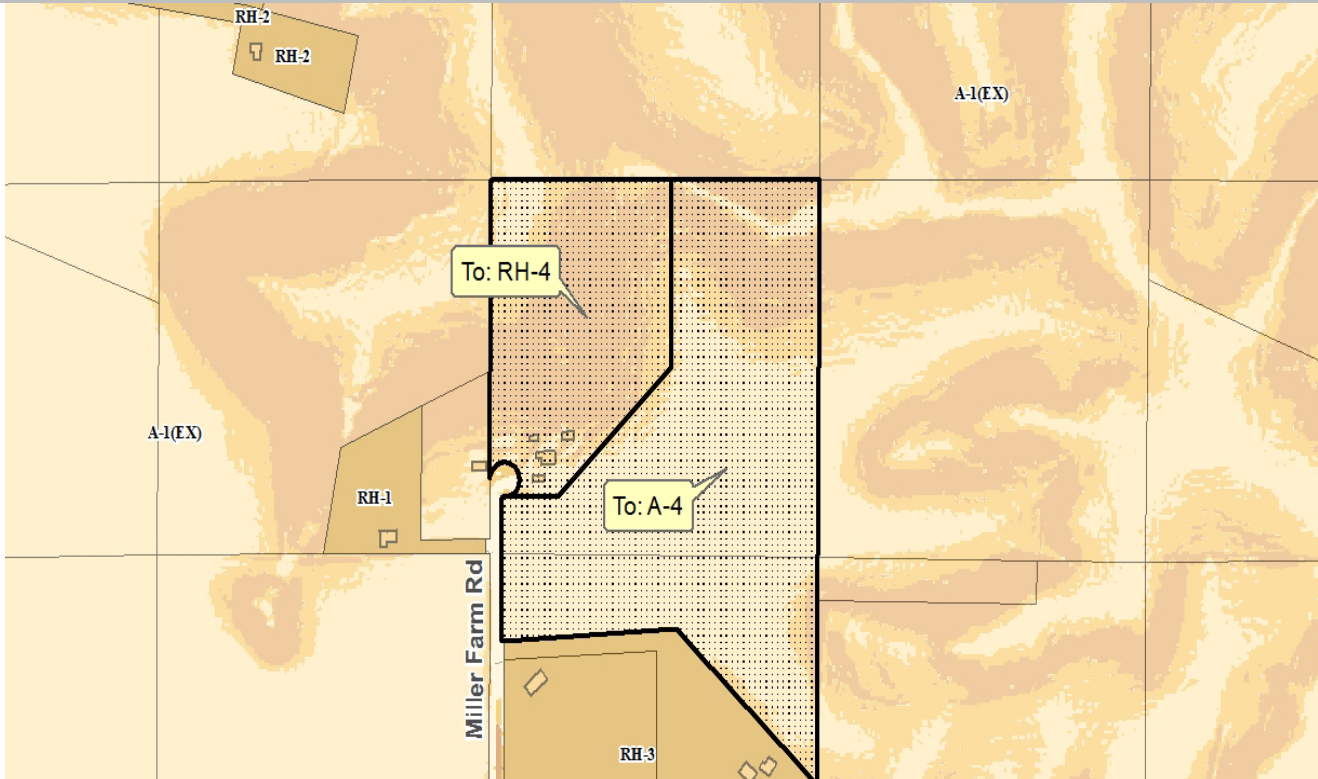


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| Staff Report  Zoning and Land Regulation Committee | <i>Public Hearing:</i> October 22, 2019 | | Petition 11480 |
| | <i>Zoning Amendment Requested:</i> A-1EX Agriculture District TO RH-4 Rural Homes District and A-4 Agriculture District | | <i>Town/Section:</i> BLACK EARTH, Section 23 |
| | <i>Size:</i> 16, 34.7 Acres | <i>Survey Required:</i> Yes | <i>Applicant</i> MEINHOLZ LIVING TR |
| | <i>Reason for the request:</i> Creating one residential lot | | <i>Address:</i> 5461 MILLER FARM ROAD |



DESCRIPTION: The applicant would like to separate the existing farm buildings (no home) from the working farmland and create a residential lot.

OBSERVATIONS: The property is the remnant of a 125-acre farm, eligible for up to four splits. The proposal retains all possible working farmland and separates the farm buildings with the slopes onto the RH-4 lot.

TOWN PLAN: The property is located in the “Agricultural Preservation” Area of the Town Plan. The Town of Black Earth has a one house per 35 acres density policy. “All farm residences in existence on June 3, 1981..., shall NOT be counted as a split for the purposes of this density policy, regardless of when such residences were constructed. “

RESOURCE PROTECTION: There are areas of steep slopes on site but the existing farm structures already exist on the areas of much lower slope. Per the Town plan: “The maximum allowable slope for building sites is 15 percent”

STAFF: The size of the proposal is consistent with the proposed zoning for size and use. The proposal is also consistent with the Town and County Comprehensive Plans. Questions: contact Curt Kodl (608)266-1483 or kodl@countyofdane.com

TOWN: The Town Board has approved the petition with the condition of a deed restriction prohibiting any additional dwelling units.