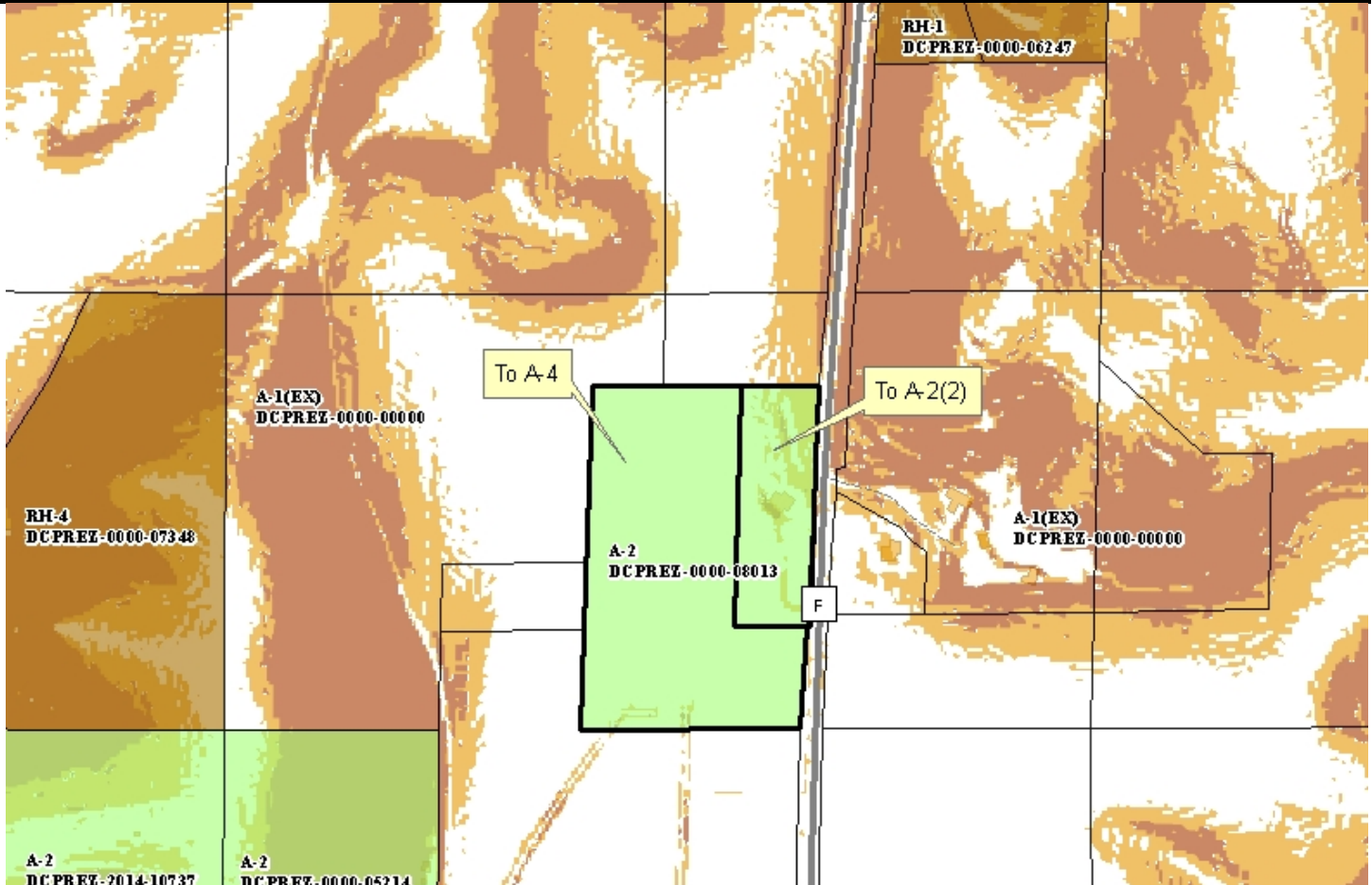




# Staff Report

<b>Zoning and Land Regulation Committee</b>	<i>Public Hearing:</i> <b>August 25, 2015</b>	<i>Petition:</i> <b>Rezone 10867</b>
	<i>Zoning Amendment:</i> <b>A-2 Agriculture District to A-2(2) Agriculture District and A-4 Small Lot Exclusive Agriculture District</b>	<i>Town/sect:</i> <b>Black Earth Section 23</b>
	<i>Acres:</i> 3.82 , 12.19 <i>Survey Req. Yes</i>	<i>Applicant</i> <b>Meinholz Living TR</b>
	<i>Reason:</i> <b>Shifting of property lines between adjacent land owners</b>	<i>Location:</i> <b>5355 County Highway F</b>



**DESCRIPTION:** Applicant proposes to adjust a property boundary between adjoining property owners. Approximately 12 acres of farmland of the A-2 zoned subject property would be transferred to the adjoining owner to the west.

**OBSERVATIONS:** The property is just north of the Village of Black Earth. There is an existing single-family dwelling on the property. The entire property consists of Class II soils. No other sensitive environmental features observed. No new development proposed.

**TOWN PLAN:** The property is located in the town's agricultural preservation area.

**RESOURCE PROTECTION:** The property is outside the resource protection areas.

**STAFF:** A two-lot certified survey map will be required in order to reduce the existing certified survey map lot down to the proposed size. The 12-acre portion being sold should be assigned the zoning district category of A-4 due to the absence of a housing density right for the lot.

**8/25 ZLR:** The petition was postponed due to no town action.

**TOWN:** Approved.