



# Staff Report

Zoning and Land Regulation Committee

Public Hearing: **May 10, 2016**

Zoning Amendment:  
**A-1EX Exclusive Agriculture District and A-B Agriculture District to R-1A Residence District and A-1EX Exclusive Agriculture District**

Acres: .65, .47, 1.18  
Survey Req. Yes

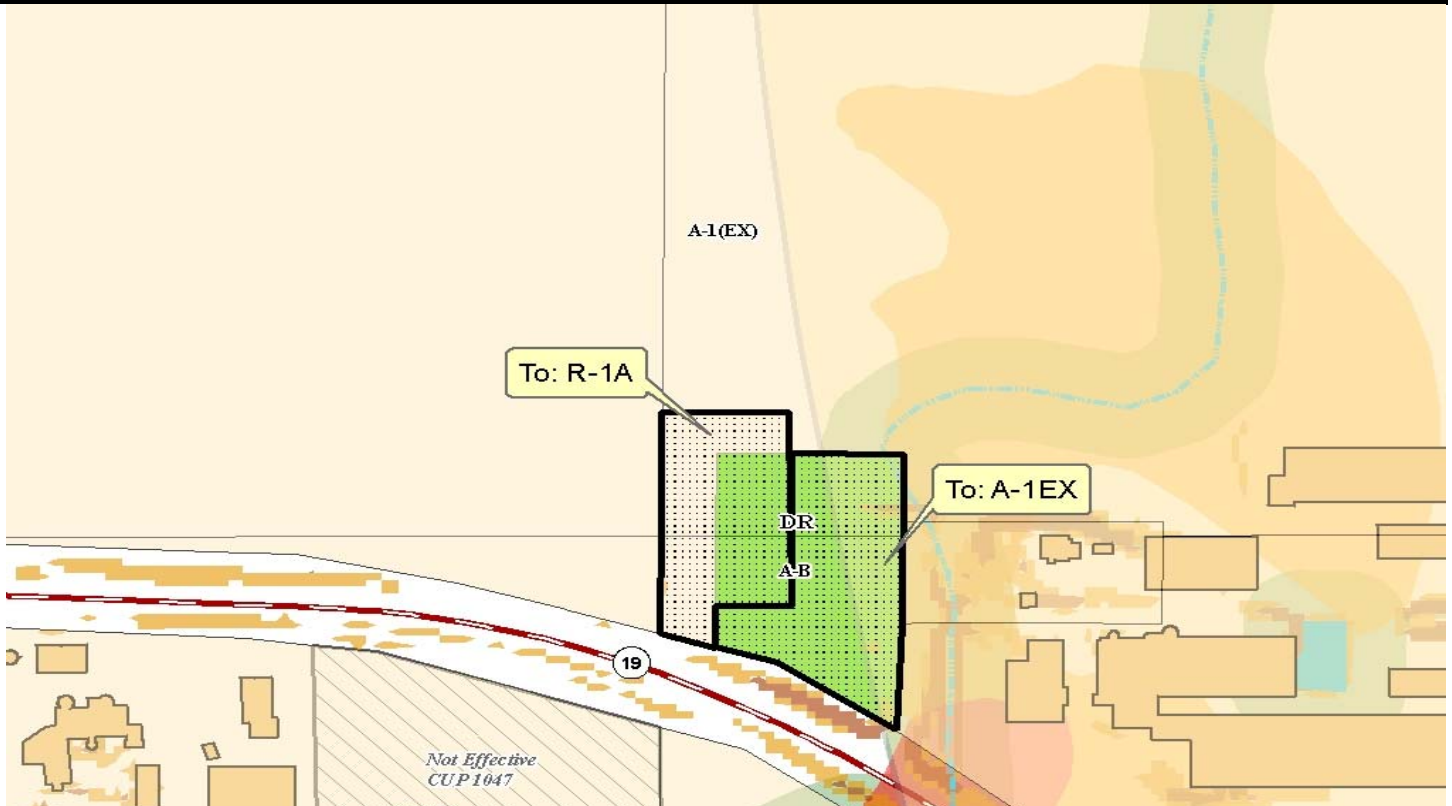
Reason:  
**Creating one residential lot**

Petition: **Rezone 10967**

Town/sect:  
**Springfield Section 02 & 11**

Applicant  
**Donald A Hoffman**

Location:  
**6718 State Highway 19**



**DESCRIPTION:** Applicant proposes to create a residential parcel for his son to build a home on the farm. An existing area of A-B zoning (not a separate parcel) would be rezoned back to A-1EX to match the zoning of the rest of the farm.

**OBSERVATIONS:** The property consists of 90% class II soils. An intermittent stream is located approximately 160' to the east of the proposed residential lot. No other sensitive environmental features observed.

**TOWN PLAN:** The property is located in the town's agricultural preservation area. New residential development is limited to 1 lot per 35 acres owned as of 4/16/1979. As indicated on the attached density study report, the property remains eligible for 3 possible splits.

**WisDOT:** Highway 19 has controlled access. The Hoffman Farm is limited to one access point. No additional access points will be granted.

**RESOURCE PROTECTION:** No resource protection corridors located on the proposed rezone area.

**STAFF:** The proposal meets the dimensional standards of the R-1A district and is consistent with town plan policies. Staff suggests that a shared drive agreement be recorded due to the limited access onto Hwy 19.

**TOWN:** Approved conditioned upon a shared driveway agreement being recorded for the benefit of the new residence and the farm operation.