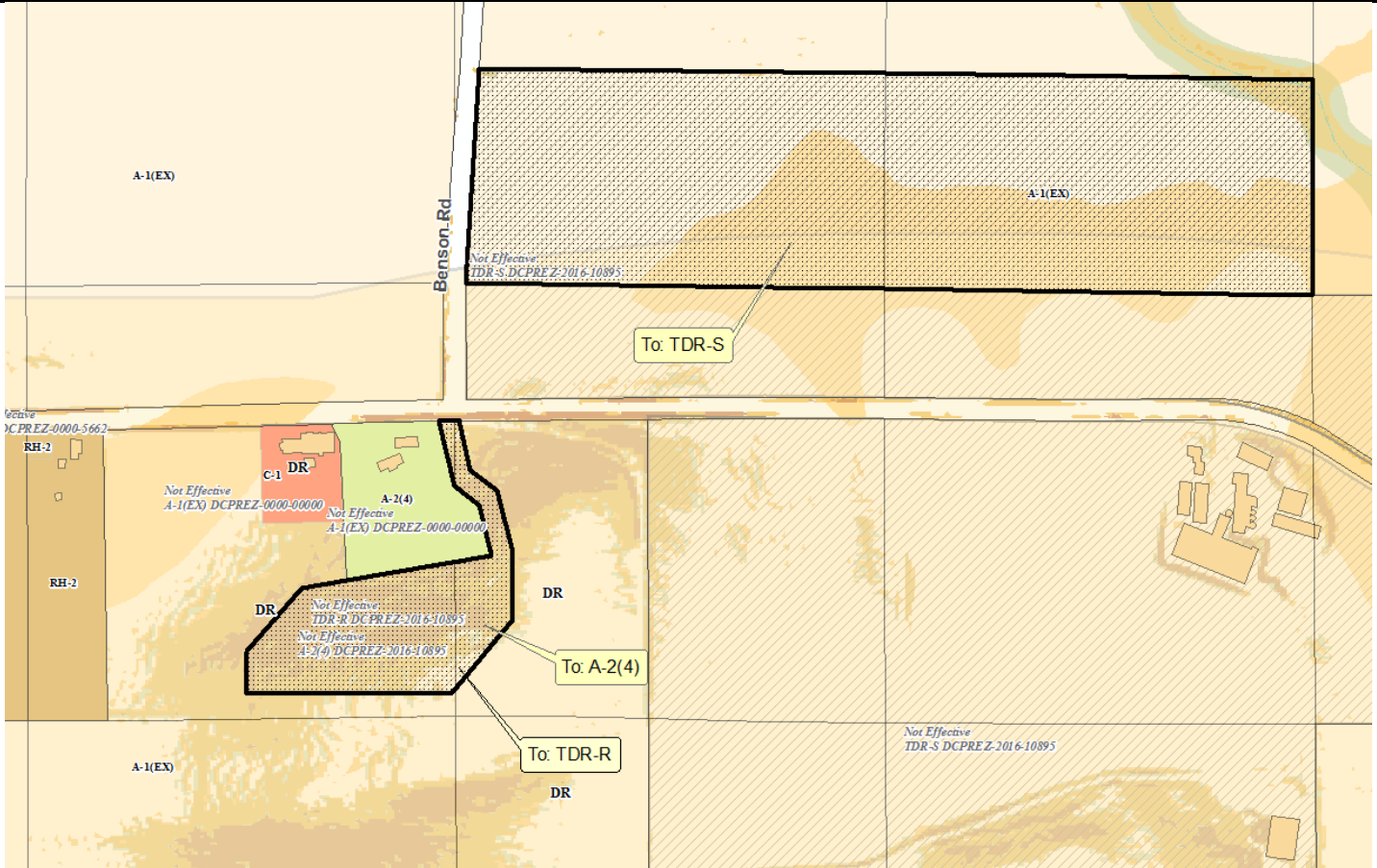




Staff Report

Zoning and Land Regulation Committee	Public Hearing: April 25, 2017	Petition: Rezone 11113
	Zoning Amendment: A-1EX Exclusive Agriculture District to A-2(4) Agriculture District	Town/sect: Dane Section 12
	Acres: 6.8 Survey Req. Yes	Applicant Daniel S Breunig
	Reason: Creating one residential lot	Location: East of 6625 Viaduct Rd



DESCRIPTION: Applicant proposes to create a 6.8 acre lot for a new residence for the farm owner. The applicant owns two adjoining farms and proposes to transfer a density unit from the farm to the east in order to establish the building site on non-agricultural land.

OBSERVATIONS: The property is primarily wooded and includes slopes ranging from 12%-20% grade. It appears that access would be via an existing field drive out to Viaduct Road.

VILLAGE/TOWN PLAN: The property is located in the town's agricultural preservation area. As indicated on the attached density study reports, the eligible density units / splits on the subject property (Chapman Farm) have been exhausted, but several splits remain available to the applicant's adjoining property to the east (Skarda Farm). The Town has approved a revision to the Town Plan with regards to the Transfer of Development Rights

RESOURCE PROTECTION: An area of resource protection corridor associated with steep slope topography encompasses much of the property. It appears there is a suitable building area near the top of the ridge.

STAFF: If approved, Staff suggests placing easements and restriction on the Skarda Farm property appropriate to the Dane County TDR Ordinance.

TOWN: On 3/6/2017, the town board recommended approval of the petition with no conditions.