		Public Hearing: **November 28, 2017**	Petition: **Petition 11214**
	Staff Report	Zoning Amendment: **A-1EX Agriculture District TO A-2 Agriculture District, RH-1 Rural Homes District TO A-2 Agriculture District**	Town/sect: **BLACK EARTH, Section 31**
	Zoning and Land Regulation Committee	Acres: 21.8, 2.5 Survey Req. Yes	Applicant **EHLING FAMILY TR**
		Reason: **Creating one residential lot**	Location: **4968 REEVE RD**

Pet #: 11214
To: A-2
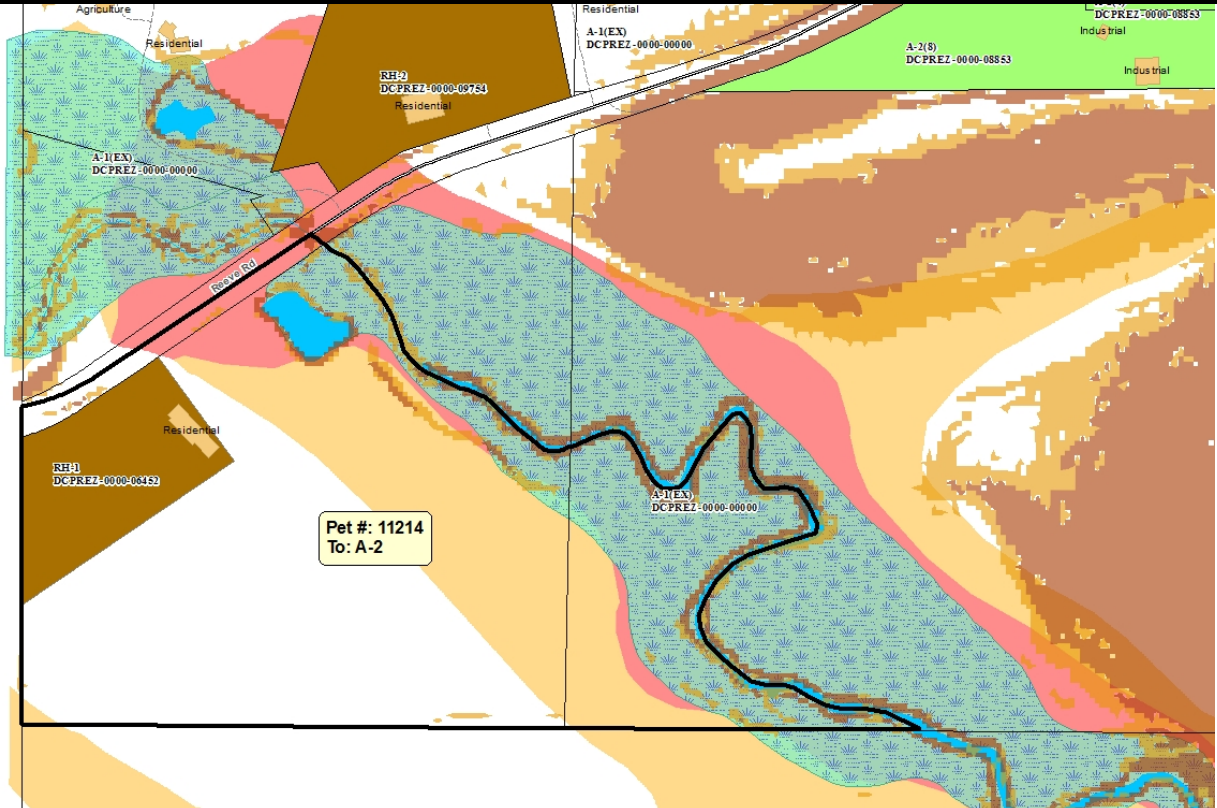
DESCRIPTION: Applicant proposes to create a new ~24.3 acre A-2 zoned parcel. There is an existing ~2.6 acre RH-1 zoned area located on the property. The requested rezoning is to facilitate sale of the parcel as a building site.

OBSERVATIONS: Zoning survey submitted with the petition indicates a "shed" on the current RH-1 zoned area. However, according to historic zoning records, the southerly portion of the structure on the property was unlawfully converted for use as a dwelling unit. The RH-1 zoning was established in 1996 to bring the residential use of the structure into compliance with zoning regulations. An onsite private septic system serves the structure, though it's unclear if the structure is still being used as a dwelling unit.

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

RESOURCE PROTECTION: There is a stream (East Branch of Blue Mounds Creek) on the Northeast portion of the property with associated floodplains and wetlands.

STAFF: The proposal meets the dimensional standards of the zoning district and appears reasonably consistent with the town comprehensive plan. Any proposal to construct a new single family residence on the property will be conditioned on converting the existing structure to an accessory building by either removing sanitary / plumbing fixtures from the existing structure, or applying for, and receiving approval of, a Conditional Use Permit to allow sanitary fixtures in the accessory building. Proposal would not count as an additional split against the Density Policy. (RH-1 Rezone 6452 was the split).

TOWN: Approved.