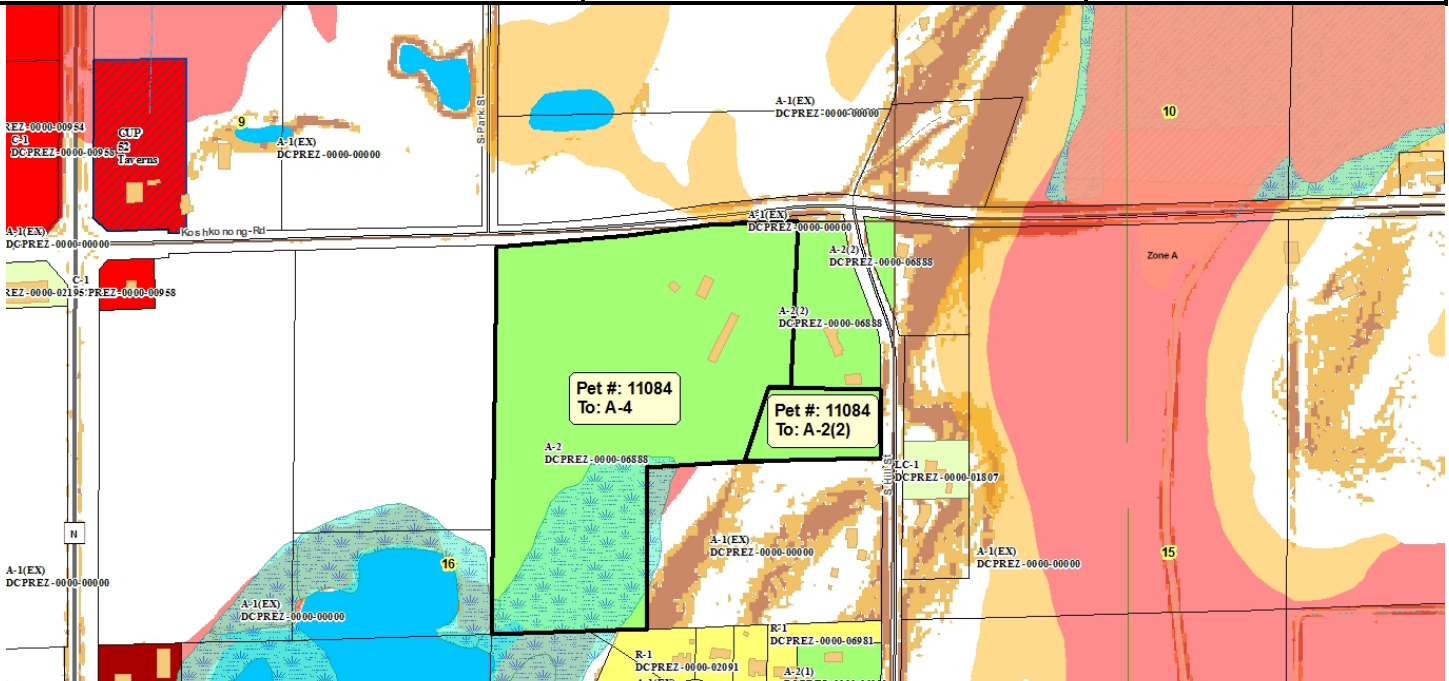




Staff Report

Public Hearing: February 28, 2017	Petition: Rezone 11084
Zoning Amendment: A-2 Agriculture District to A-2(2) District and A-4 Rural Homes District	Town/sect: Pleasant Springs Section 16
Acres: 2.21, 22.93 Survey Req. Yes	Applicant Elsing REV TR, Mark
Reason: Creating one residential lot and zoning compliance for remaining ag land	Location: 2409 Koshkonong Road

Zoning and Land Regulation Committee



DESCRIPTION: Applicant requests approval of A-2(2) zoning to create a new 2.2 acre residential parcel, and A-4 small lot exclusive agricultural zoning to provide compliance for the remaining 22.93 acres of farmland. Applicant proposes to transfer a density unit to the property from his adjoining farm located north of Koshkonong Road.

OBSERVATIONS: No significant environmental features located on the proposed A-2(2) residential parcel. There is an area of wetlands located on the southerly portion of the proposed A-4 parcel.

TOWN PLAN: The property is located in the town's agricultural preservation area. The plan includes a limited Transfer of Development Rights program that allows transfers of density units between properties held in common ownership, subject to town review and approval. All such transfers must satisfy the town's TDR program goals to preserve quality farmland.

RESOURCE PROTECTION: There is an area of resource protection corridor associated with the wetlands on the southerly portion of the proposed A-4 parcel.

STAFF: The proposed transfer of a density unit appears consistent with the town's limited TDR program. As indicated on the attached density study, the "sending" farm is eligible for 2 possible density units. Staff recommends that approval be conditioned upon recording of a deed restriction on the sending farm prohibiting residential development on a minimum of 35 acres. Staff also recommends that a notice document be recorded on the sending farm indicating that one of the two available splits has been transferred to the receiving property, and that the property remains eligible for one possible split. Staff also recommends that the proposed A-4 parcel be deed restricted to prohibit further development.

2/28 ZLR: Postponed due to no town action.

TOWN: Approved noting the removal of deed restriction that was placed on the property under zoning petition #6888 which prohibited further residential development on the A-2 parcel.