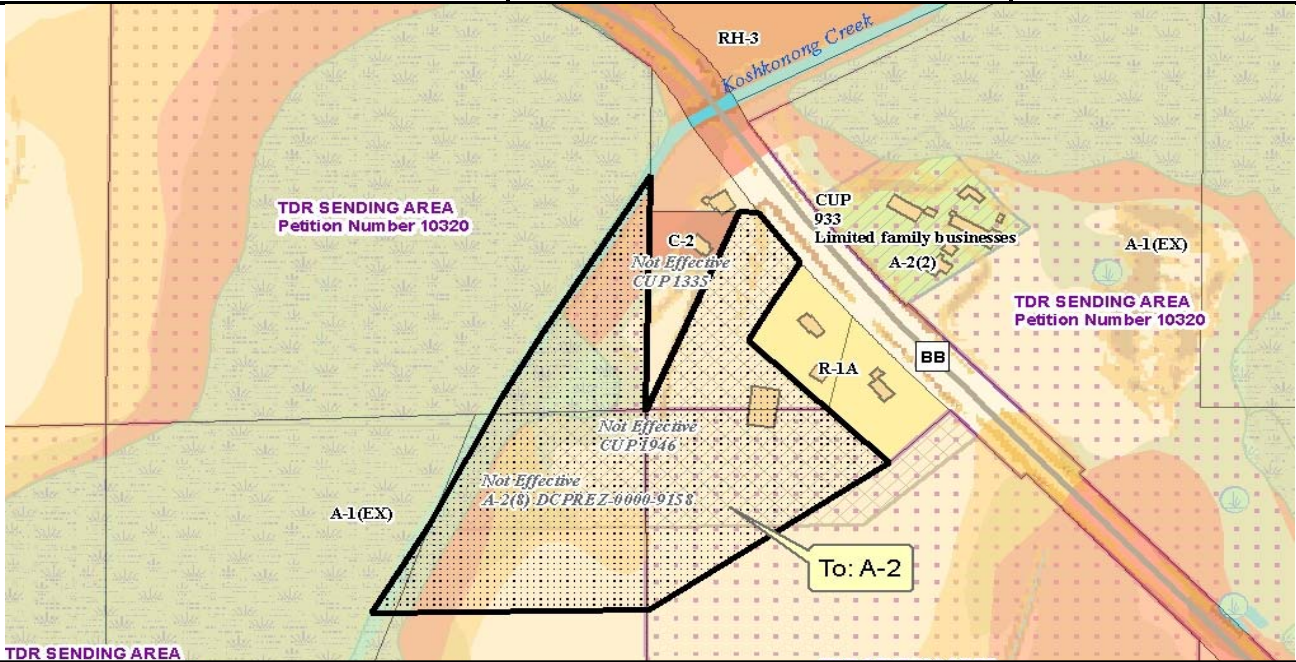




# Staff Report

<b>Public Hearing: May 10, 2016</b>	<b>Petition: Rezone 10964</b>
<b>Zoning Amendment: A-1EX Exclusive Agriculture District to A-2 Agriculture District</b>	<b>Town/sect: Cottage Grove Section 10 &amp; 11</b>
<b>Acres: 35.1 Survey Req. Yes</b>	<b>Applicant Patrick M Buchholz</b>
<b>Reason: Creating one residential lot</b>	<b>Location: Southwest of 2083 County Highway BB</b>

Zoning and Land Regulation Committee



**DESCRIPTION:** The applicant would like to create a 35-acre lot in order to construct a residence on the 65-acre property. An additional 5 acres will be purchased from the adjacent land owner so that the remaining acreage can stay above 35 acres. Given both parcels will be above 35 acres, a certified survey map is not required per land division regulations.

**OBSERVATIONS:** There is an existing agricultural building on the property that was constructed in 2010. The current access is obtained through an adjacent residential lot. The Koshkonong Creek runs along the west property line. There are wetlands and floodplain adjacent to the creek that will limit development. Development around the area should stay above the 862-foot elevation mark. 95% of the property consists of Class II soils

**TOWN PLAN:** The property is located in an Agricultural Preservation Area. As indicated on the attached density study report, the property is eligible for one of the two housing density rights remaining on the original 110-acre farm. No further division of the property would be permitted for additional non-farm development.

**DANE COUNTY HIGHWAY:** Access has been granted to the property.

**RESOURCE PROTECTION:** The portion of property along the western boundary is within the resource protection area. Development must stay at least 75 feet away from the wetland boundary and above the 862-foot elevation.

**STAFF:** The property meets the dimensional standards of the zoning district, however, the proposed zoning could allow the property to be divided. Staff suggests deed restricting the A-2 property to prohibit further land divisions. Also, staff suggests deed restricting the balance of A-1EX zoned land owned by the applicant prohibiting further residential development.

**TOWN:** Approved conditioned upon deed restricting the A-1Ex lands to prohibit further development.