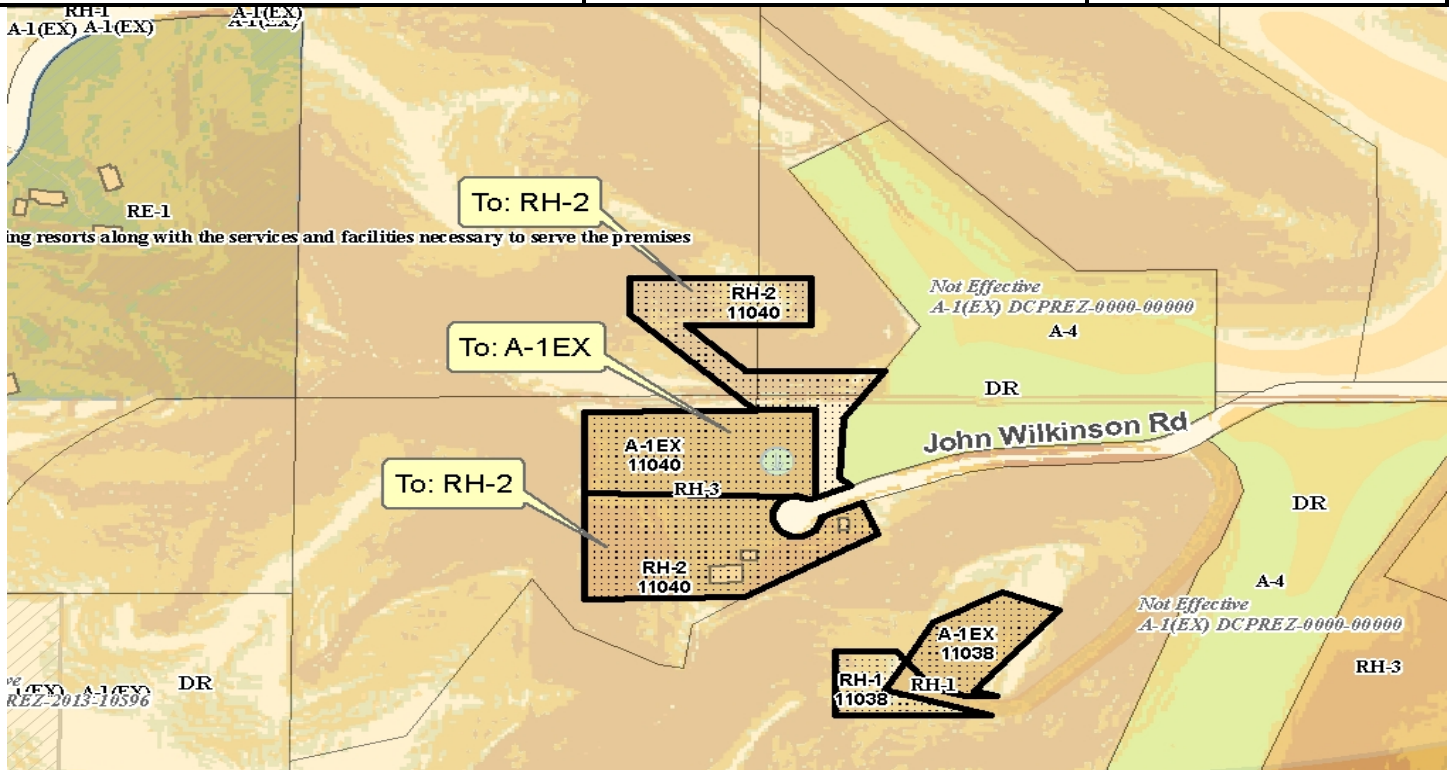




Staff Report

Zoning and Land Regulation Committee	<i>Public Hearing:</i> September 27, 2016	<i>Petition:</i> Rezone 11040
	<i>Zoning Amendment:</i> A-1EX Exclusive Agriculture and RH-3 Rural Homes District to RH-2 Rural Homes District and RH-3 Rural Homes District to A-1 EX Exclusive Agriculture District	<i>Town/sect:</i> Black Earth Section 29
	<i>Acres:</i> 4.06, 5.24, 4.35 <i>Survey Req.</i> Yes	<i>Applicant</i> John M Halverson
	<i>Reason:</i> Creating one residential lot	<i>Location:</i> N of 5133 John Wilkinson Road



DESCRIPTION: The applicant would like to reduce the size of an existing residential lot and create an additional residential lot.

OBSERVATIONS: The existing residential lot was created in 2008 to separate the farm residence from the agricultural land. Since then, the farm house has been removed from the property leaving the agricultural outbuildings. The majority of the area of the proposed lot contains slopes of 20% grade. A development plan should be created in order to show compliance with Town Development standards prior to establishing residential boundaries on the property.

TOWN PLAN: The property is located in the town's agricultural preservation area. Development is limited to one lot per 35 acres owned. The property was originally eligible for a total of 5 splits. Note that the town does not count separation of existing residences as a split. Four prior splits taken. One net new split is proposed. If the petition is approved, the splits will be exhausted.

RESOURCE PROTECTION: The property is located outside the resource protection area. Note: The Town Comprehensive plan discourages development on lands over 15% grade.

STAFF: The proposal meets the development standards of the zoning district. Development of new residential lot will need to meet Town siting and driveway standards. If approved, Staff recommends that a deed restriction be recorded on the balance of A-1EX lands prohibiting residential development due to the housing density rights being exhausted.

TOWN: Approved with no conditions.