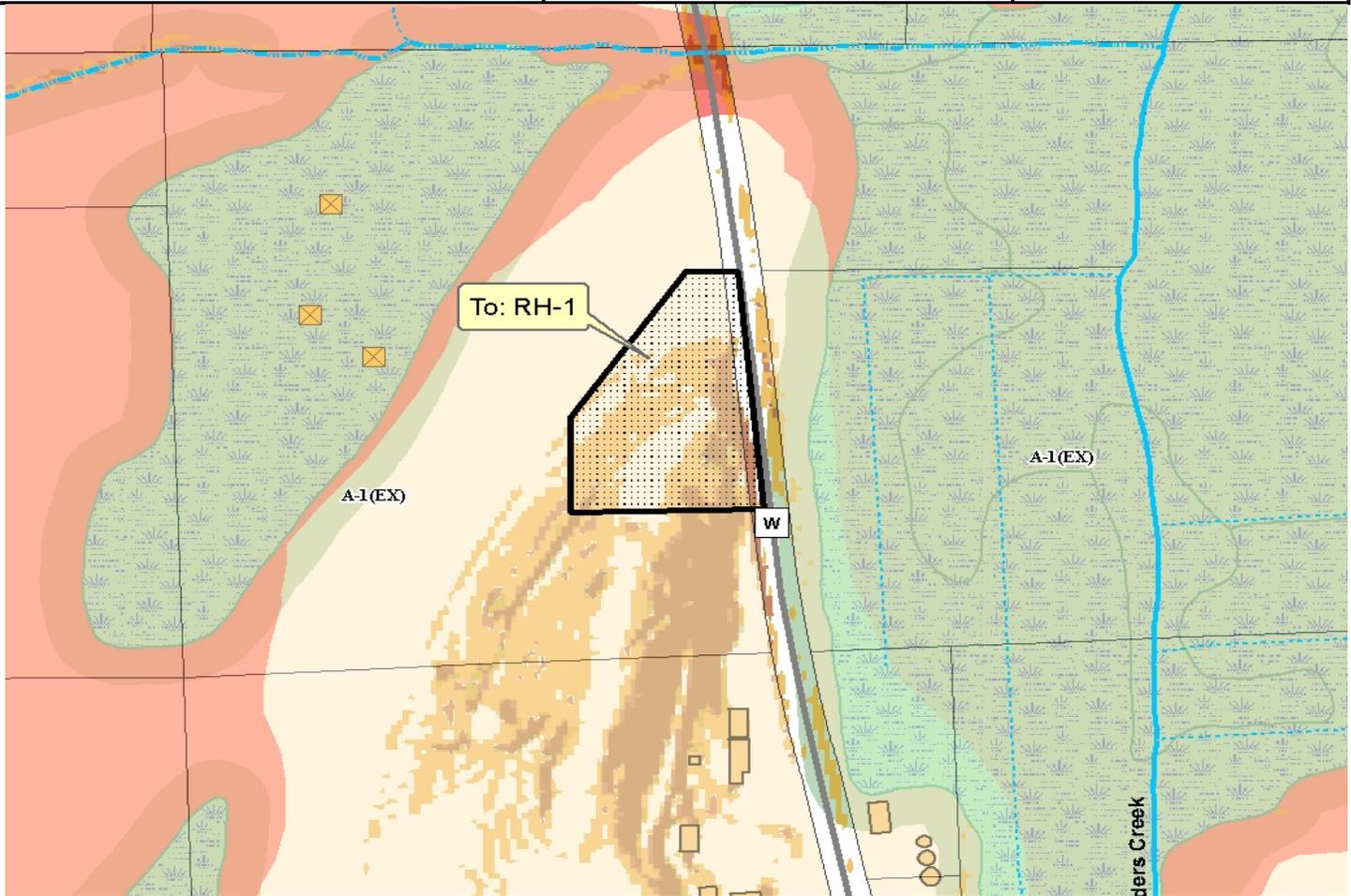




Staff Report

<i>Public Hearing:</i> September 29, 2015	<i>Petition:</i> Rezone 10888
<i>Zoning Amendment:</i> A-1EX Exclusive Agriculture District to RH-1 Rural Homes District	<i>Town/sect:</i> Albion Section 05
<i>Acres:</i> 2.8 <i>Survey Req.</i> Yes	<i>Applicant</i> Randy R Knickmeier
<i>Reason:</i> Creating one residential lot	<i>Location:</i> 750 Feet north of 1481 County Highway W

Zoning and Land Regulation Committee



DESCRIPTION: Applicant proposes to create a new 2.8 acre single family residential lot on the 122-acre farm.

OBSERVATIONS: There is an area of steep slope topography exceeding 12% grade on the subject property.

VILLAGE/TOWN PLAN: The property is located in the town's agricultural preservation area. This proposal will exhaust the housing density rights for the original Knickmeier farm.

RESOURCE PROTECTION: A small area of resource protection corridor associated with slopes over 20% grade is located on the southeasterly corner of the lot.

STAFF: The proposal appears reasonably consistent with town plan policies. As indicated on the attached density study report, the property remains eligible for one possible split. If the petition is approved, it appears the eligible splits will be exhausted. Staff recommends that approval be conditioned upon a deed restriction being recorded on the balance of A-1EX zoned land prohibiting further nonfarm development.

County Highways staff note that a change of use permit will be required for the new lot.

TOWN: Approved with no conditions.