



Staff Report

Public Hearing: **November 28, 2017**

Petition: **Petition 11213**

Zoning Amendment:
**A-1EX Agriculture District TO A-4
Agriculture District**

Town/sect:
**BLACK EARTH,
Section 33**

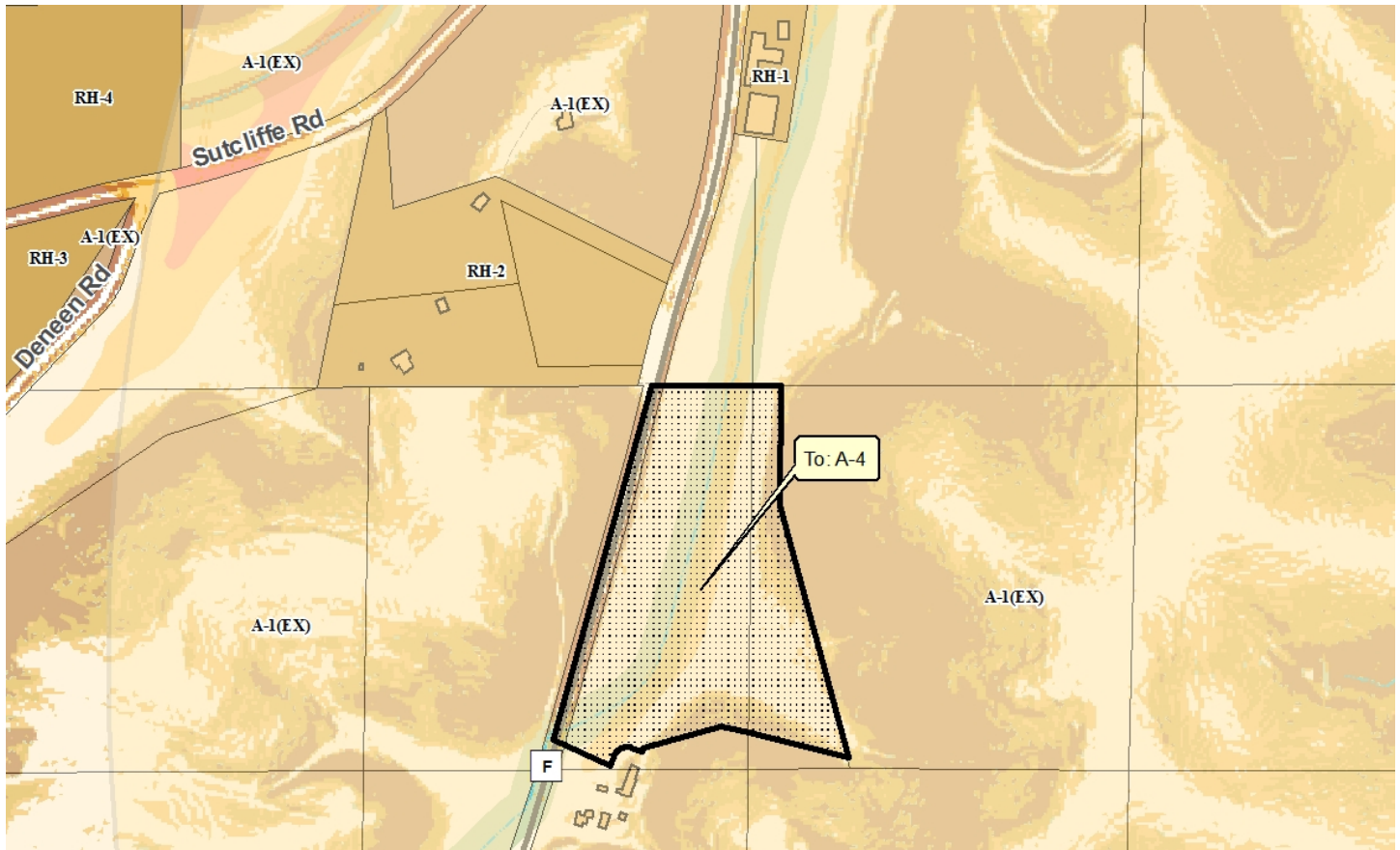
Zoning and Land Regulation Committee

Acres: 18.33
Survey Req. Yes

Applicant
**PEOPLES COMMUNITY
BANK**

Reason:
**REZONED FOR CROPLAND LESS
THAN 35 ACRES.**

Location:
**JUST NORTH OF 4952
COUNTY HIGHWAY F**



DESCRIPTION: Applicant proposes to create an A-4 agricultural parcel for sale to a local farmer for cropping purposes.

OBSERVATIONS: Intermittent Stream divides the property north to south. Property appears to be pastured and/cropped. No development is proposed, sale of land is proposed to a local farmer.

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

RESOURCE PROTECTION: An Intermittent Stream crosses the property from south to north. Access to both sides of the site is possible from the roadway.

STAFF: The proposal meets the dimensional standards of the zoning district and appears consistent with the town comprehensive plan. As indicated on the attached density study report, this property has no proposed development and does not count against the density policy.

HIGHWAY DEPT: CTH F is not a controlled access highway. Any changes in use of existing access or new points of access requires a permit. No significant increase of traffic expected due to rezone.

TOWN: Approved with no conditions.