



Staff Report

Public Hearing: **March 22, 2016**

Petition: **Rezone 10956**

Zoning Amendment:
A-1EX Exclusive Agriculture District to A-2(8) Agriculture District

Town/sect:
Sun Prairie Section 01

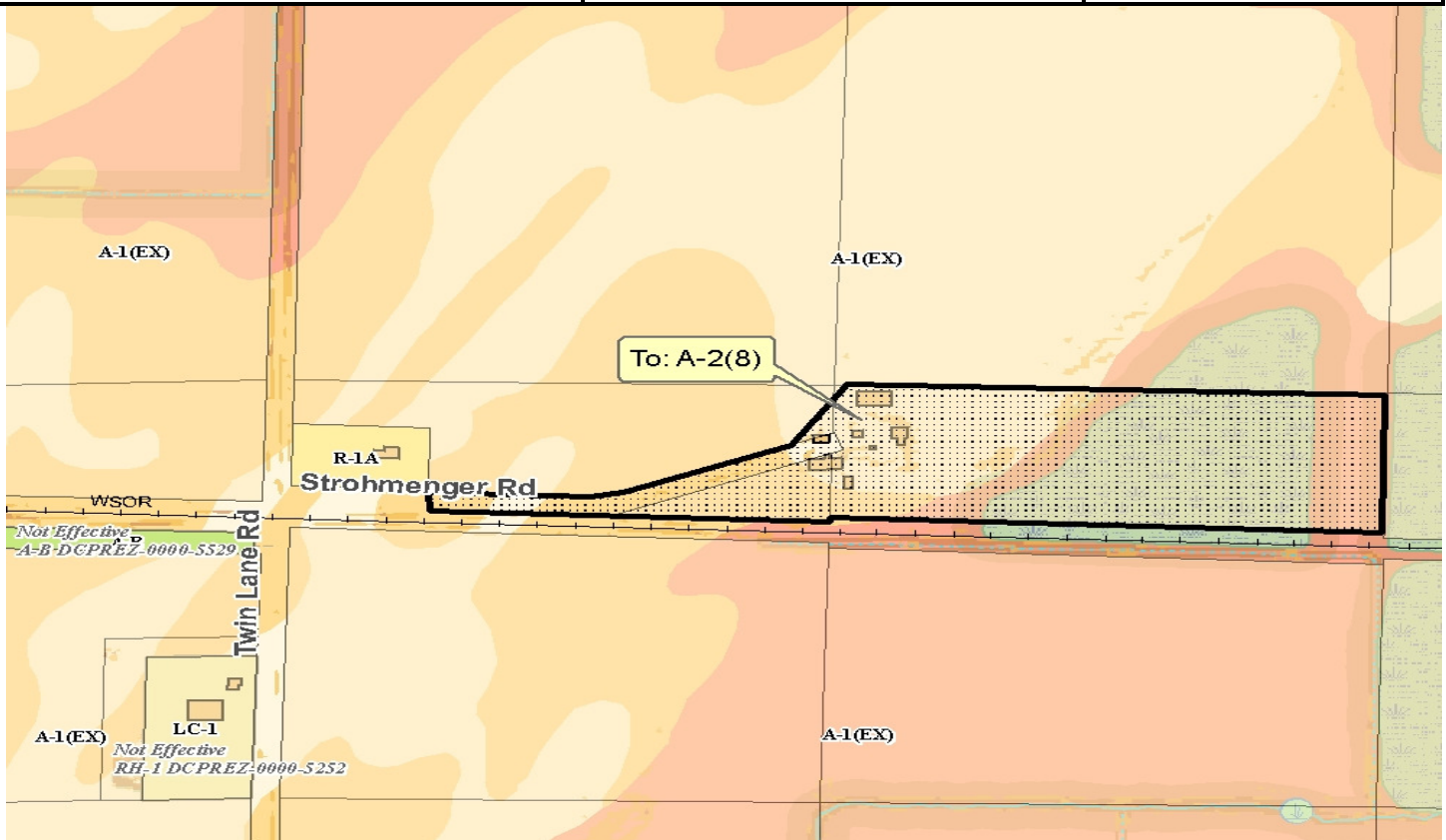
Acres: **14.652**
Survey Req. **Yes**

Applicant
Mark A Strohmenger

Reason:
Separating existing residence from farmland

Location:
1785 Strohmenger Lane

Zoning and Land Regulation Committee



DESCRIPTION: Applicant proposes to separate the existing farm house from the surrounding farmland.

OBSERVATIONS: There is an existing residence and several large outbuildings on the property. There is an area of wetlands and associated hydric soils located in the eastern half of the proposed A-2(8) parcel. No new development is proposed.

TOWN PLAN: The property is located in the town's agricultural area. The town places a limit on new lots in this area to no more than 11 new lots / year. The town has not yet reached its quota of new lots for the year.

RESOURCE PROTECTION: An area of resource protection corridor is located on the property corresponding to the area of wetlands.

STAFF: The proposal is consistent with town plan policies. It appears that the proposed parcel configuration will enable to town to vacate a significant portion of Strohmenger Rd.

3/22 ZLR: The petition was postponed due to no town action.

TOWN: Approved conditioned upon Strohmenger Road remaining a public road and that a bulb be constructed at the end of the roadway to facilitate emergency vehicles by July 2017.