



Staff Report

Public Hearing: **August 26, 2014**

Petition: **Rezone 10726**

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

Town/sect:
Dunkirk Section 34

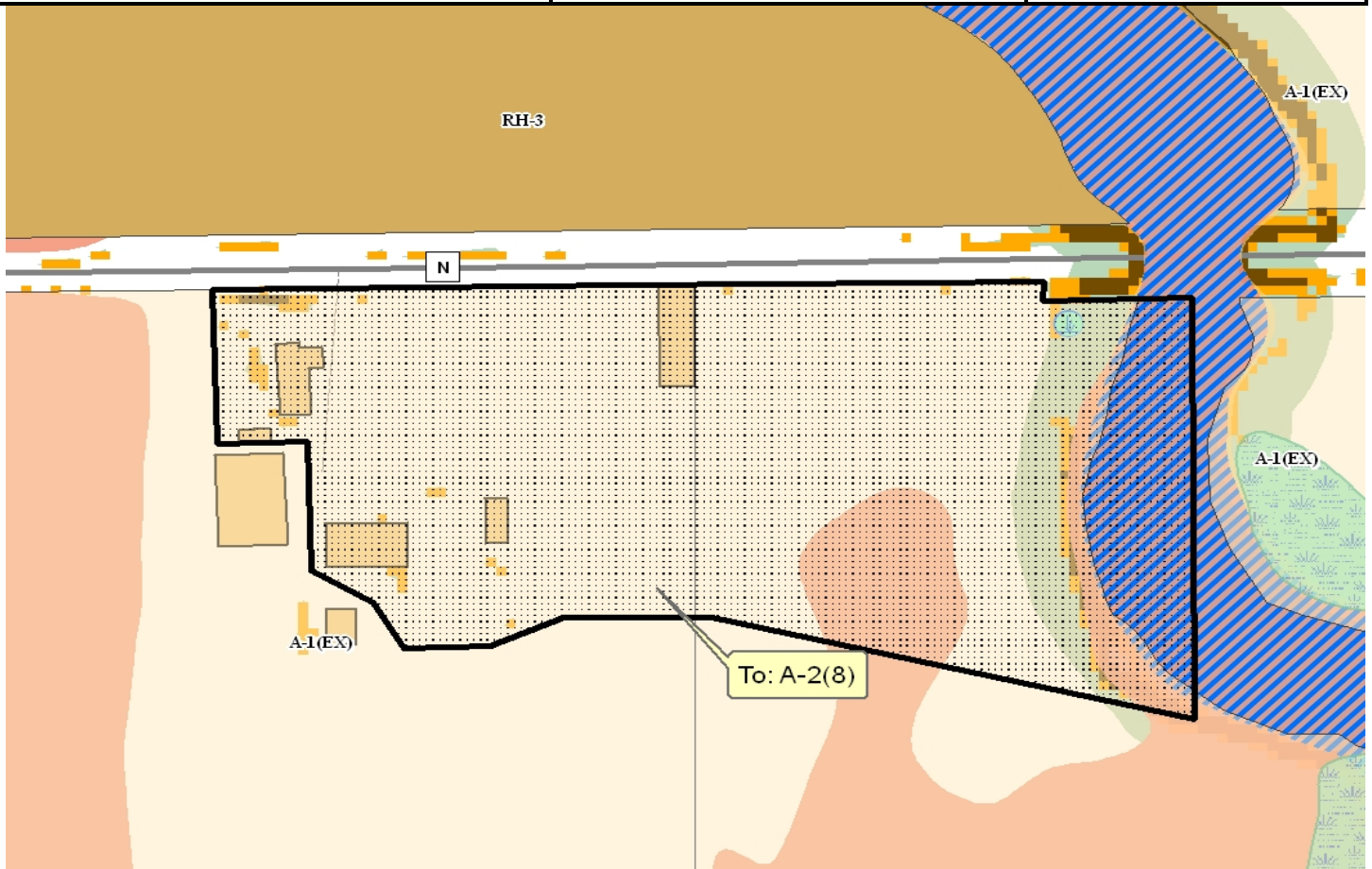
Acres: 9.56
Survey Req. Yes

Applicant
Rodney M Brickson

Reason:
Separating existing residence from farmland

Location:
East of 325 County Highway N

Zoning and Land Regulation Committee



DESCRIPTION: Applicant proposes to separate the existing farm residence and buildings from the 246-acre farm.

OBSERVATIONS: The east side of the property abuts the Yahara River. A small portion of the proposed lot will be in the FEMA floodplain. There are wetlands located along the edge of the Yahara River. The property consists entirely of Class II soils.

TOWN PLAN: The property is located in the town's agricultural preservation area. Development in these areas is limited to one dwelling unit per 35 acres owned as of July 1, 1979.

RESOURCE PROTECTION: There is an area of resource protection corridor located along the eastern edge of the proposed A-2(8) parcel associated with the Yahara River. No new development is proposed on the property.

STAFF: As noted on the attached density study report, the property is eligible for four (4) possible splits. The town counts all residences, farm and nonfarm, as a split. Because the original farm house already counts as a split under the town density policy, four (4) possible splits will still remain if the petition is approved. The proposal meets the dimensional standards of the zoning district.

TOWN: Approved with no conditions.