



Staff Report

Zoning and Land Regulation Committee

Public Hearing: July 28, 2015

Zoning Amendment:
A-1Ex Exclusive Agriculture District to A-2(1) Agriculture District and A-4 Agriculture District

Acres: 1.8, 18.8
Survey Req. Yes

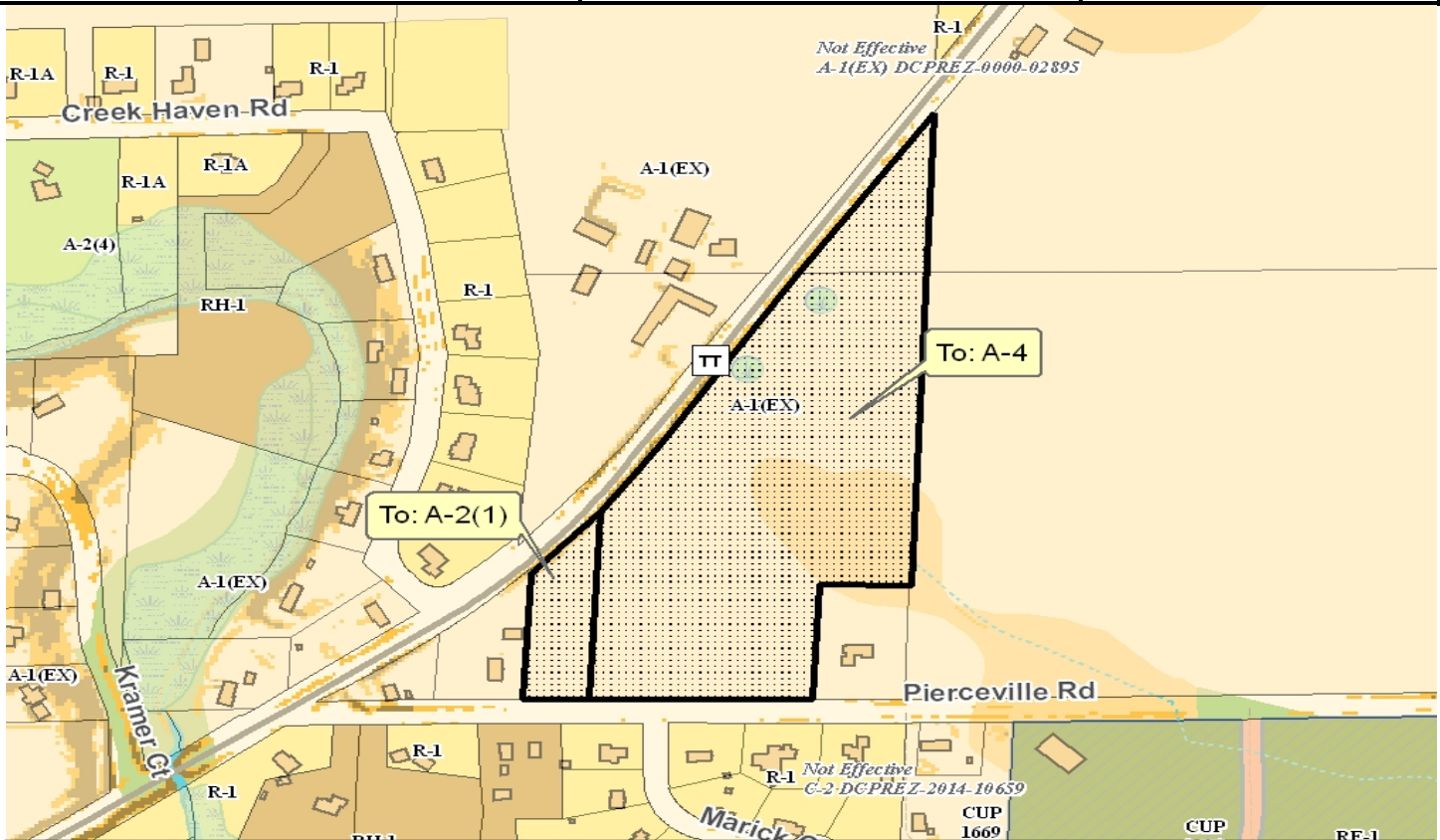
Reason:
Creating one residential lot

Petition: **Rezone 10865**

Town/sect:
Sun Prairie Section 34

Applicant
Kaltenberg Trust

Location:
East of 4661 Pierceville Road



DESCRIPTION: Applicant proposes to create a new 1.8 acre A-2(1) zoned residential lot from the larger ~200 acre farm as part of overall estate planning. A-4 zoning is sought to provide zoning compliance for the remaining balance of 18 acres of farmland lying south of county highway TT.

OBSERVATIONS: The proposed lot is located on 100% class II soils adjacent to existing residential development. No residential development is permitted in the A-4 zoning district.

VILLAGE/TOWN PLAN: The property is located in the town's agricultural preservation area. The town doesn't have a standard density policy, but instead imposes a limit of 1.2 % residential growth / year, which translates to 11 new dwelling units in 2015.

RESOURCE PROTECTION: No resource protection corridors located on the property.

STAFF: The proposal appears consistent with town plan policies. If approved, it appears this would be 6th new residential lot created in the town in 2015. Access to the new residential lot would be to Pierceville Road.

Dane County Highways: CTH TT is a controlled access highway. No new accesses to CTH TT will be permitted due to rezone.

TOWN: Approved.