
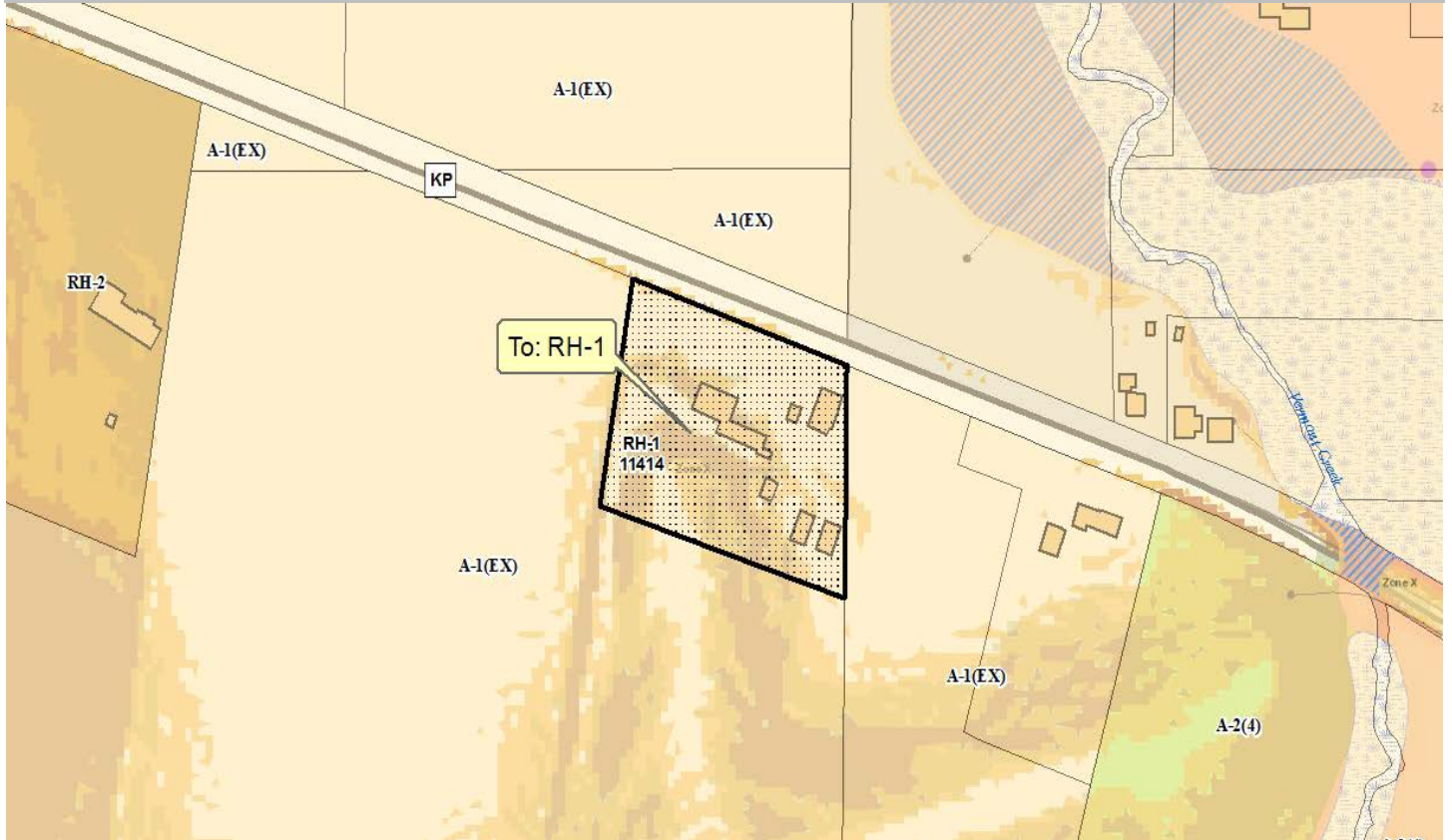


<b>Staff Report</b>    <b>Zoning and Land Regulation Committee</b>  Questions? Contact: Curt Kodl – 266-4183	<i>Public Hearing:</i> <b>May 28, 2019</b>	<b>Petition 11414</b>	
	<i>Zoning Amendment Requested:</i> <b>A-1EX Agriculture District TO RH-1 Rural Homes District, FP-35 (General Farmland Preservation) District TO RR-2 (Rural Residential, 2 to 4 acres) District</b>	<i>Town/Section:</i> <b>BLACK EARTH, Section 26</b>	
	<i>Size:</i> <b>2.45 Acres</b>	<i>Survey Required:</i> <b>Yes</b>	<i>Applicant:</i> <b>SHERI BRUNNER</b>
	<i>Reason for the request:</i> <b>Separating existing residence from farmland</b>		<i>Address:</i> <b>1705 COUNTY HWY KP</b>



**DESCRIPTION:** The applicant would like to separate the home and farm buildings from the farmland for sale to a family member. The balance of the farm will remain in the under the same ownership and farming uses.

**OBSERVATIONS:** The original farmstead is transitioning between family members. The rezone will help secure better mortgage terms for the buyer (son). There are no use changes requested. The property is within the extraterritorial plat review jurisdiction of the village of Black Earth – village approval of the CSM will be required.

**DANE COUNTY HIGHWAY DEPT:** The property fronts along County Highway KP. Additional right of way may be required.

**TOWN PLAN:** The property is in the “Agricultural Preservation” planning area. Housing density rights are designated on a 1 house per 35 acres owned as of the 1981 adoption date. All farm residences in existence on June 3, 1981 parcels, or approved secondary farm residences, shall NOT be counted as a dwelling unit for the purpose of this density policy, regardless of when such residences were constructed. The proposal will not use a density unit since the existing home pre-dates 1981.

**RESOURCE PROTECTION:** There are some resource protection areas related to slope, but no new construction is being requested.

**STAFF:** The request is consistent with the Town's Comprehensive Plan and the parcel meets the dimensional requirements of the RH-1 zoning district. If the town of Black Earth adopts the new Dane County zoning ordinance, the property will be transferred to the RR-2 Rural Residential district.

**TOWN:** The Town Board approved the petition unanimously with no conditions. See attached Town Board action report.