



Staff Report

Zoning and Land Regulation Committee

Public Hearing: **April 29, 2014**

Petition: **Rezone 10664**

Zoning Amendment:

A-1EX Exclusive Agriculture District to RH-2 Rural Homes District and A-2 Agriculture

Town/sect:

Dane Section 06

Acres: 9.07

Survey Req. Yes

Applicant

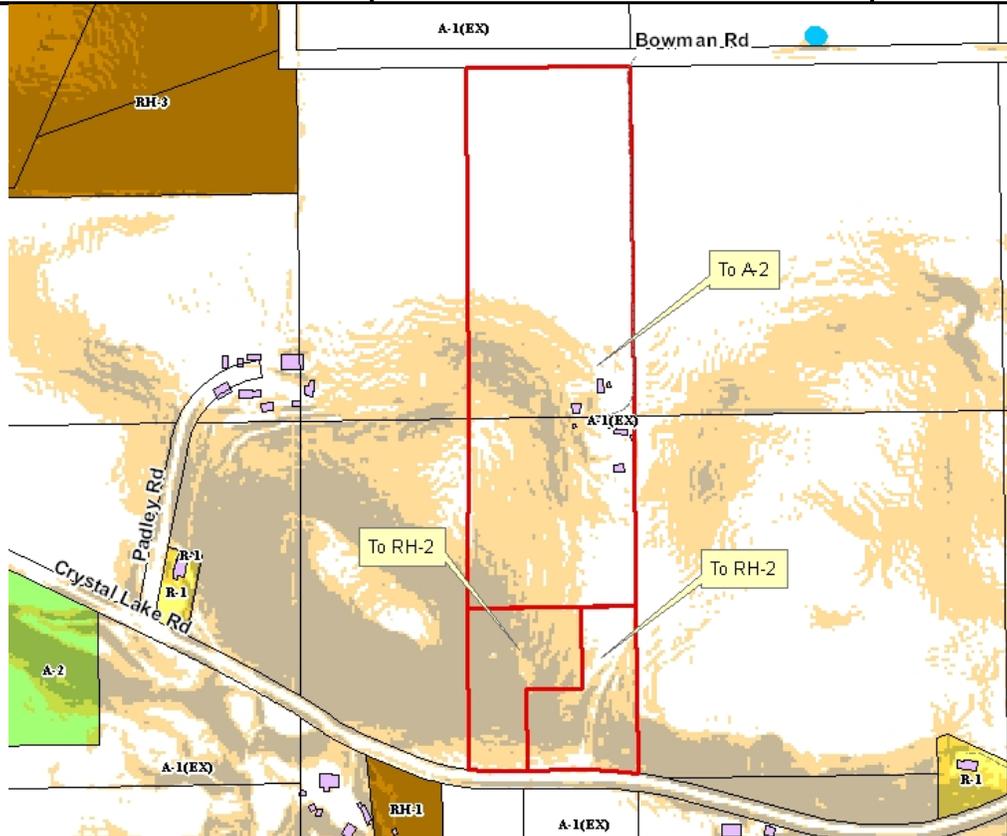
Clifford Barbian

Reason:

Creating two residential lots

Location:

Northwest of 7815 Crystal Lake Rd



DESCRIPTION: The applicant would like to create two residential lots and separate the original farmstead from the 115-acre farm. The remaining 80 acres of farmland will be sold to a third party.

OBSERVATIONS: Approximately 109 acres of the farm are currently being cropped. The majority of the cropped area (north and south of Bowman Road) consists of Class I and II soils. The applicant would like to create two residential lots on the most southerly portion of the property. This area is wooded and has slopes ranging from 10% to 50% grade. The easterly proposed lot has an existing field road which provides access to the top of the hill where there are slopes under 12% grade. The westerly proposed lot has slopes up to 50% grade. There is a promising building envelope area that is close to the road; however, it has slopes at 14%.

TOWN PLAN: In Ag Preservation Area, 1:35 applies here. "Prohibit building development on slopes in excess of 12%. Limit driveway grades to a maximum of 12% after construction." This will cause problems for the proposed lot configuration.

RESOURCE PROTECTION: A large portion of the proposed rezone is in resource protection, due to slopes exceeding 12%. The western lot in this configuration is entirely in resource protection.

STAFF: The proposal meets the dimensional standards of the zoning district. Any other configuration will reduce the amount of tillable acreage on this farm. The petitioner has submitted 2 options of lot configuration for possible approval.

TOWN: Pending