



Notice of Public Hearing

Zoning and Land Regulation Committee

Public Hearing: **July 25, 2017**

Zoning Amendment:
**A-1EX Agriculture District TO A-4
Agriculture District**

Acres: 31.71
Survey Req. Yes

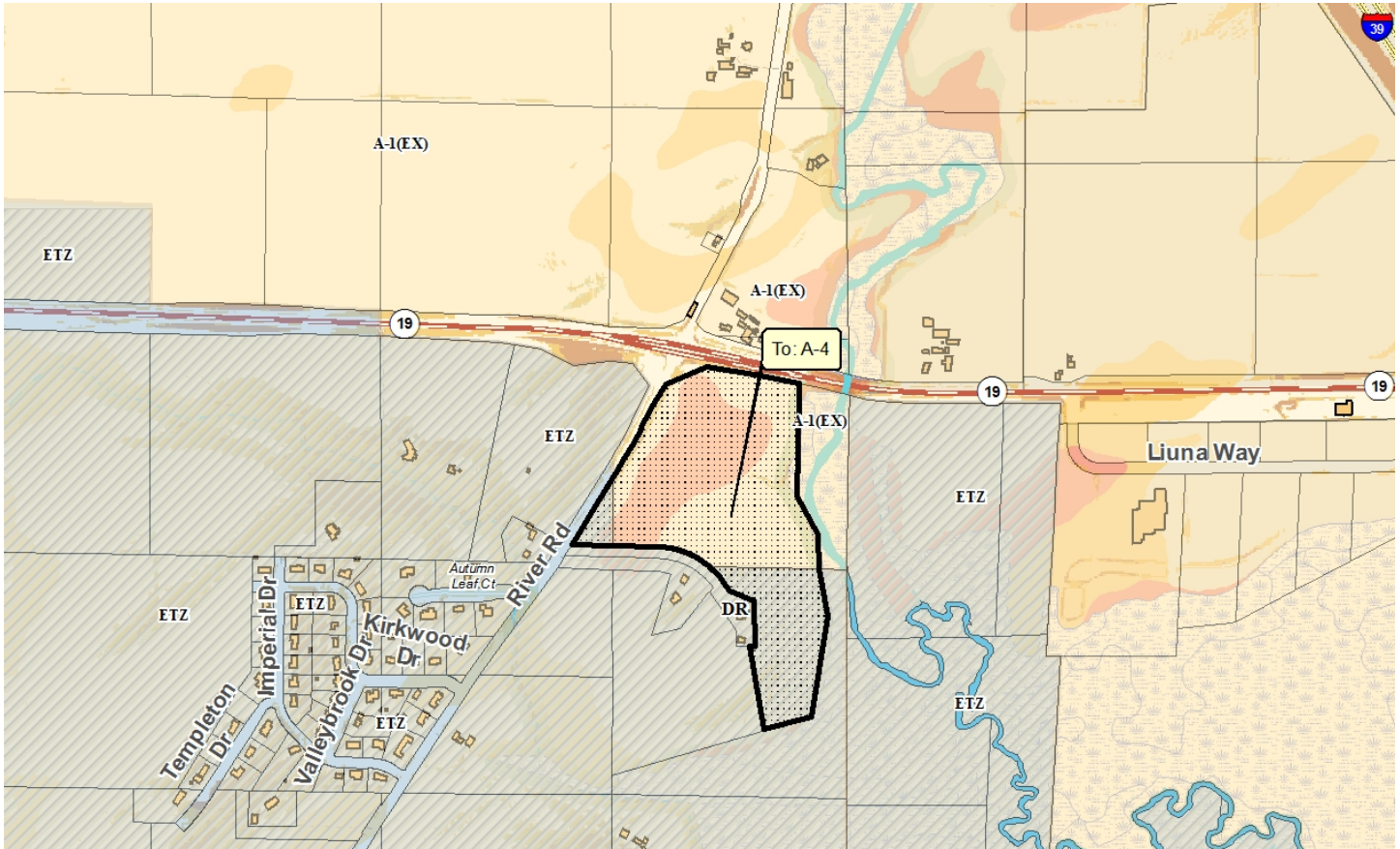
Reason:
**Shifting of property lines between
adjacent land owners**

Petition: **Petition 11162**

Town/sect:
WESTPORT, Section 1

Applicant
**BUHLER FAMILY
IRREV TR**

Location:
**NORTH OF 6134 RIVER
ROAD**



DESCRIPTION: The owner wishes to separate and sell existing farmland with no new development planned. The petitioner wishes to realign parcel boundaries and modify zoning as appropriate, the resulting parcel is less than 35 acres and the owner would like to rezone it to A-4. The proposed A-4 is part of a planned Dane County purchase.

OBSERVATIONS: As seen above, 25% of the parcel has hydric soils but 100% of the new parcel is in crop production.

TOWN PLAN: The property is subject to the "Rural Preservation" Planning Area in the joint Waunakee/Westport Comprehensive Plan. This planning district is generally designated to maintain agricultural, resource extraction or open space uses.

RESOURCE PROTECTION: Very small portions around the edges of the property are in the resource protection corridors as related to buffers around streams to the east.

STAFF: The property meets the dimensional standard of the zoning district. The proposal is consistent with the Town of Westport's Comprehensive Plan. Only part of the requested rezone and CSM is under Dane County zoning authority. Town of Westport will be withdrawing from Dane County zoning on 1/1/2018.

TOWN: Approved, with conditions (see attached town action report / resolution).