

Staff Report Petition 4-2010

Sauk County Department of Planning and Zoning

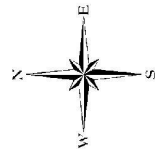
Applicant
Myrna Armstrong
c/o Glen & Karen Slavia
North Freedom, WI 53951

Property Location
Section 35,
T12, R5E, Town of Excelsior,
Sauk County, Wisconsin

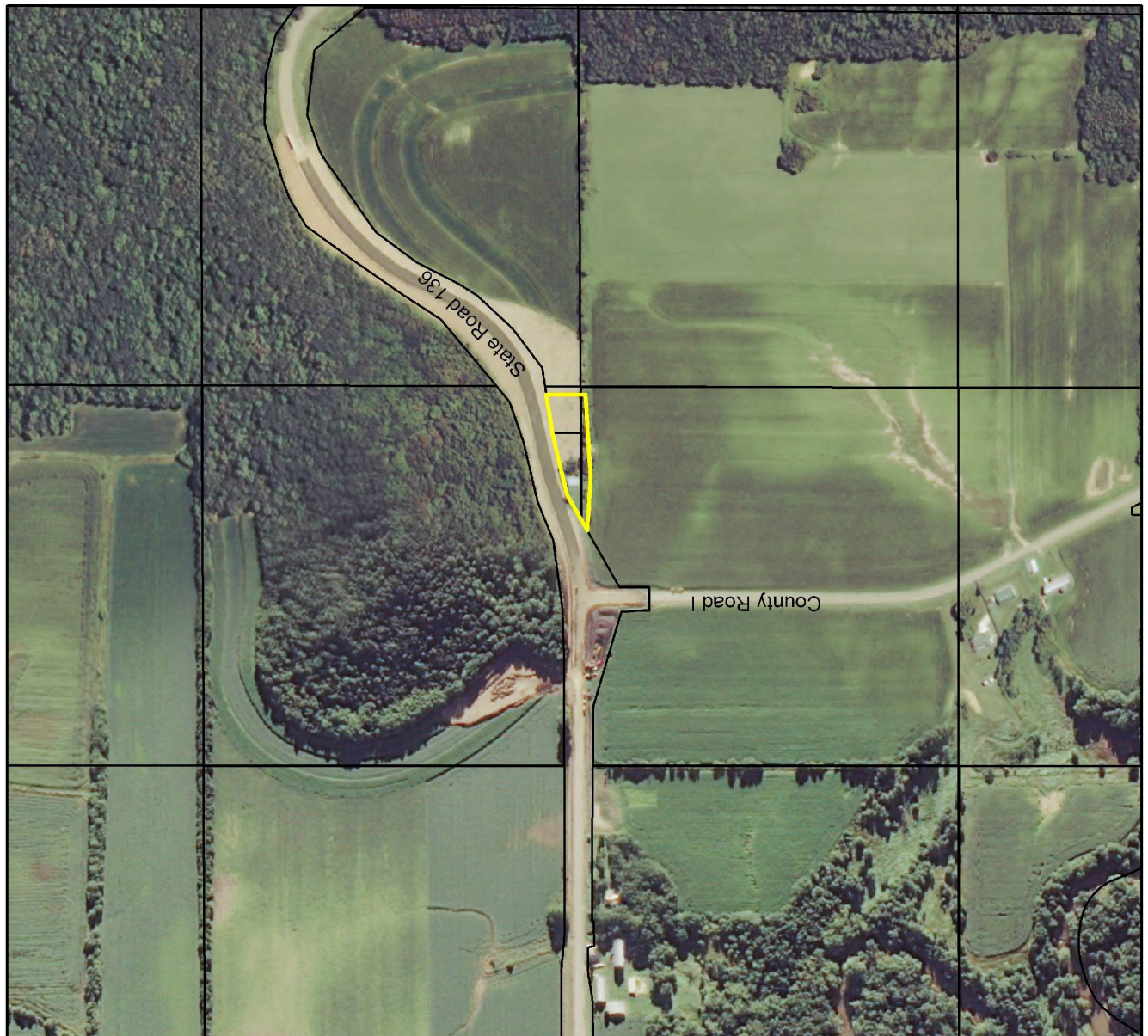
Legend

— Rezone Boundary

0 150 300 450 600 750 900 1,050 1,200 Feet



FOR INFORMATIONAL PURPOSE ONLY
Sauk County does not attest to the accuracy
of the data used in this map. The data is
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Data contained in this map is limited by the method
and accuracy of its collection.



PLANNING, ZONING & LAND RECORDS COMMITTEE STAFF REPORT

Petition # 4-2010 Proposed Agricultural Rezone by Myrna Armstrong c/o Glen & Karen Stieve, agent.

Public Hearing Scheduled for: 3/30/10

1. Request

A petition by Myrna Armstrong c/o Glen & Karen Stieve to change the zoning of property from a Resource Conservancy- 5 to an Agricultural Zoning District. The purpose or basis of the rezone request is establish a certified surveyed mapped lot that will include a historic school house, now used as a residence. The ownership of the school house and lot will then be transferred to Glen & Karen Stieve. The land to be affected by the proposed rezone includes:

A DESCRIPTION OF LANDS TO BE RE-ZONED FROM RESOURCE CONSERVANCY 5 TO AN AGRICULTURAL DISTRICT

A parcel of land located in the NE $\frac{1}{4}$ -SW $\frac{1}{4}$ and the SE $\frac{1}{4}$ -NW $\frac{1}{4}$ of Section 35 T12N, R5E, Town of Excelsior, Sauk County, Wisconsin described as follows:

Commencing at the west one-quarter corner of Section 35, T12N, R5E; thence N88°11'06"E, a distance of 2,265.19 feet to the southerly right-of-way of STH 136 to the Point of Beginning; thence N79°36'36"E, a distance of 208.51 feet along said right-of-way; thence N80°55'17"E, a distance of 145.12 feet along said right-of-way; thence south, a distance of 135.00 feet; thence S86°24'42"W, a distance of 287.06 feet; thence N86°24'16"W, a distance of 187.18 feet to the southerly right-of-way to STH 136; thence N60°54'27"E, a distance of 42.11 feet along said right-of-way; thence N55°38'22"E, a distance of 106.75 feet along said right-of-way to the point of beginning. Said parcel contains 1.05 acres of land, more or less.

2. History/Timeline

February 9, 2010. The Town of Excelsior Town Board approved the rezone request.

February 24, 2010. An application to rezone was submitted to the Planning & Zoning Department by Glen & Karen Stieve, agent.

March 9, 2010. Planning & Zoning staff sent a notice of the rezone proposal to adjacent landowners. No correspondence has been received.

3. Issues

When reviewing a rezone proposal and change in land use, staff looks at several criteria, including how the proposed use fits into the surrounding area, whether there are any constraints to development at the proposed site and if the proposed use is consistent with local and county development plans and ordinances.

- **Present adjacent land uses and zoning**

First, the existing land uses and zoning designations in the surrounding area are reviewed to determine the proposal's compatibility and appropriateness. It is important that the proposed use and zoning be compatible and appropriate to the area.

Adjacent Land Uses and Zoning (General)

Direction	Land Use	Zoning
Site	Historic School House	Resource Conservancy-5
North	Field	Resource Conservancy-5
South	Field	Resource Conservancy-5
East	Field	Resource Conservancy-5
West	Field	Resource Conservancy-5

- **Physical constraints to development**

Second, it must be determined if there are any special physical constraints to development at the property. These include:

Floodplain: None

Wetlands: None

Steep Slopes: None

Prime Agriculture Soils: None

Septic Suitability: Existing septic system serves school house. Creation of a 1.05 acre lot should provide the space necessary for a replacement system.

4. Consistency with local development plans and ordinances

- **Consistency with the Town of Excelsior Comprehensive Plan**

The Town of Excelsior Board did not reference their comprehensive plan as part of their decision. This is likely due to the fact that this petition specifically addresses the desire to divide an existing school house on a separate lot for future sale and to not utilize more land than is necessary.

5. Recommendation

In summary, the proposed rezone and land use appears to be consistent with the Town of Excelsior Comprehensive Plan and represents the sale of an existing school house. Staff recommends that a rezone from a Resource Conservancy- 5 to an Agricultural Zoning District (**Petition #4-2010**) be Approved.