



Staff Report

Zoning and Land Regulation Committee

Public Hearing: **March 22, 2016**

Zoning Amendment:

A-1EX Exclusive Agriculture District to A-2 Agriculture District

Acres: 24.6

Survey Req. Yes

Reason:

Creating one residential lot

Petition: **Rezone 10948**

Town/sect:

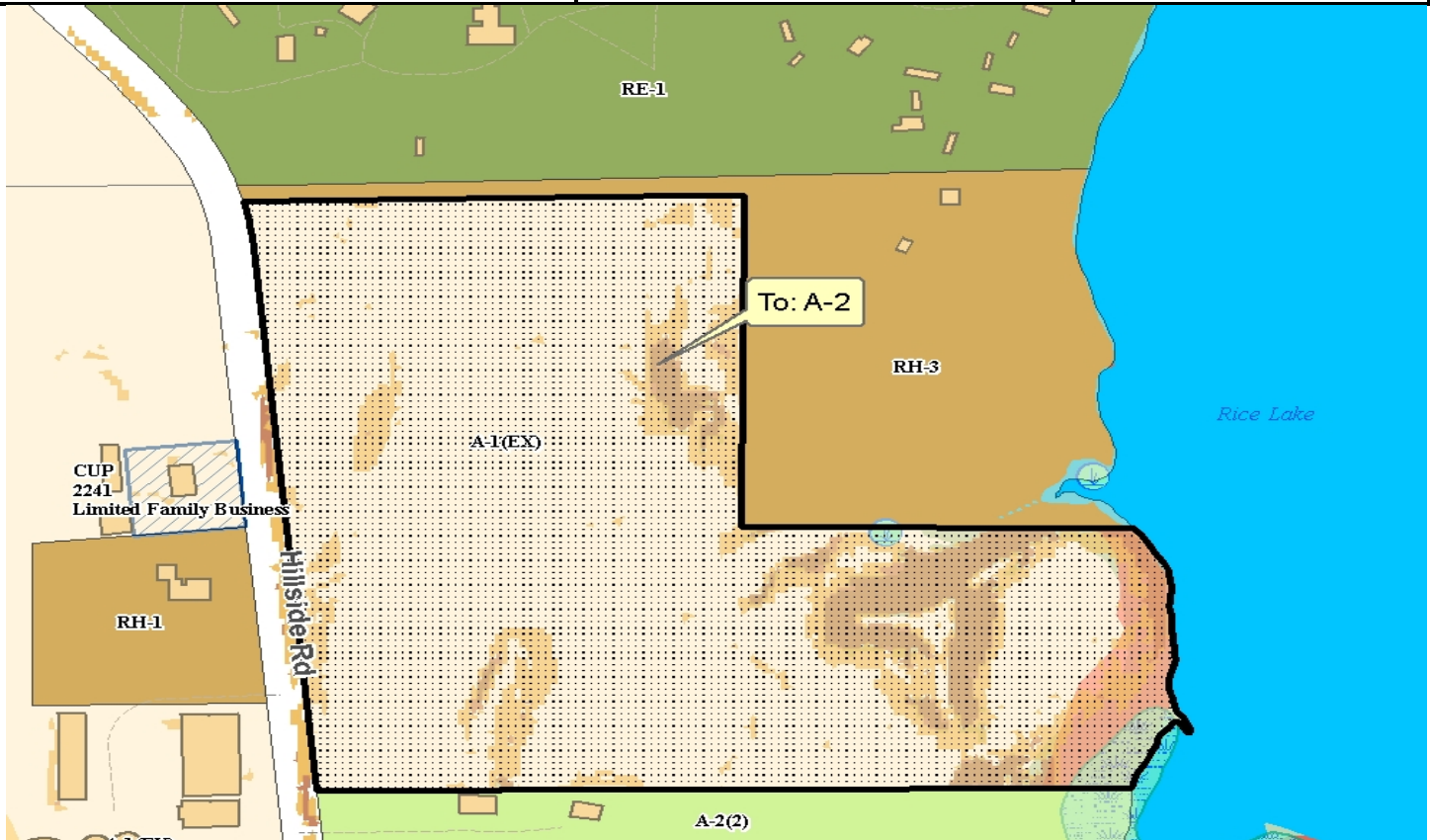
**Albion
Section 14**

Applicant

Kathleen D Correll

Location:

North of 788 Hillside Road



DESCRIPTION: The applicant would like to rezone the land in order to construct a single-family residence on the property.

OBSERVATIONS: The property is located just west of Rice Lake. The west half to the property is a cropped field with the east half being wooded. 60% of the property consists of Class II soils. There is a register non-conforming mineral extraction site located 100 feet south of the property. There are no signs of quarry activity.

TOWN PLAN: The property is located in the agricultural preservation area. As indicated on the attached density study report, the property is eligible for a single split under the town plan. No further division of the property would be permitted for additional non-farm development.

RESOURCE PROTECTION: There is a resource protection area located within 75 feet of Rice Lake.

STAFF: The proposal meets the dimensional standards of the zoning district. Staff suggests placing a deed notice on the property which identifies that there is a non-conforming mineral extraction site located in close proximity to this property. The non-conforming site is permitted to become active at anytime.

TOWN: Approved with no conditions.