



Staff Report

Public Hearing: **February 28, 2017**

Petition: **Rezone 11090**

Zoning Amendment:
A-1EX Exclusive Agriculture District to A-2(2) Agriculture District and A-4 Small lot Agriculture

Town/sect:
Vermont & Cross Plains Section 13 & 18

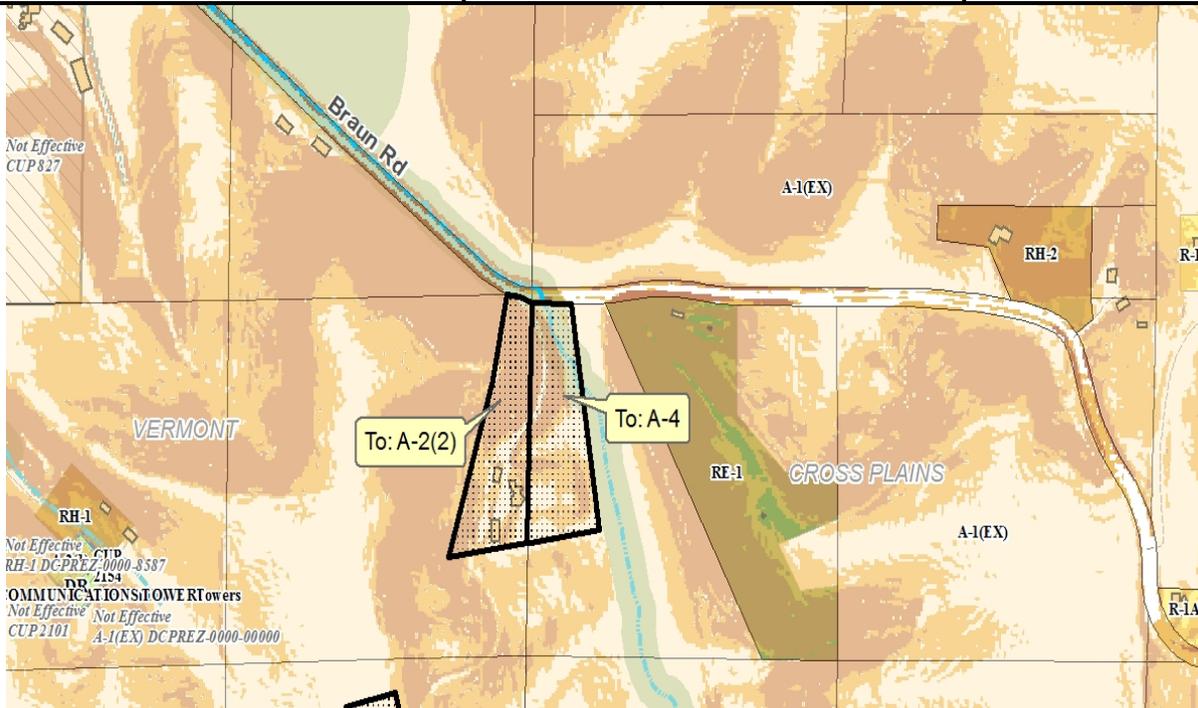
Acres: 3.8, 5.0
Survey Req. Yes

Applicant
Foseid Farm LLC

Reason:
Separating existing residence from farmland and creating one agriculture lot

Location:
9485 Braun Road

Zoning and Land Regulation Committee



DESCRIPTION: Applicant owns property that straddles the Vermont / Cross Plains town line, and proposes to separate the existing residence in Vermont from the farm, and to create a 5 acre A-4 zoned parcel on the Cross Plains side of the property to be sold along with the existing residence on the proposed A-2(2) parcel. Applicant also proposes to create a new buildable area on the remaining ~65 acres (also in Vermont) under separate petition 11091.

DEPT. OF HEALTH: The Department of Health does not have any information regarding the location of the on-site septic system. The Department is requesting that the septic system be shown on the proposed CSM and the system be contained within the property boundaries.

OBSERVATIONS: Areas of steep slope topography are located on the property. An intermittent stream is located along the easterly edge of the proposed A-4 parcel. No other sensitive environmental features observed.

TOWN PLAN: The property is located in the town of Vermont's agricultural and rural land preservation planning area.

RESOURCE PROTECTION: An area of resource protection associated with an intermittent stream is located on a small portion of the proposed A-4 parcel. No new development proposed near the area of resource protection.

STAFF: Proposed separation of the existing residence is consistent with town policies. As indicated on the attached density study, the separation does not count as a "potential development right" (PDR) under the town density policy.

The preliminary CSM shows the septic system extends onto the land lying in Cross Plains. Staff recommends that a deed restriction be recorded tying the A-2(2) and A-2(4) parcels together so that they may not be sold separately. Staff also recommends that a shared driveway easement agreement be recorded on the proposed A-2(2) parcel to provide access to the remaining ~65 acre property.

TOWN: Cross Plains: Approved with no conditions. **Vermont:** Approved with no conditions..