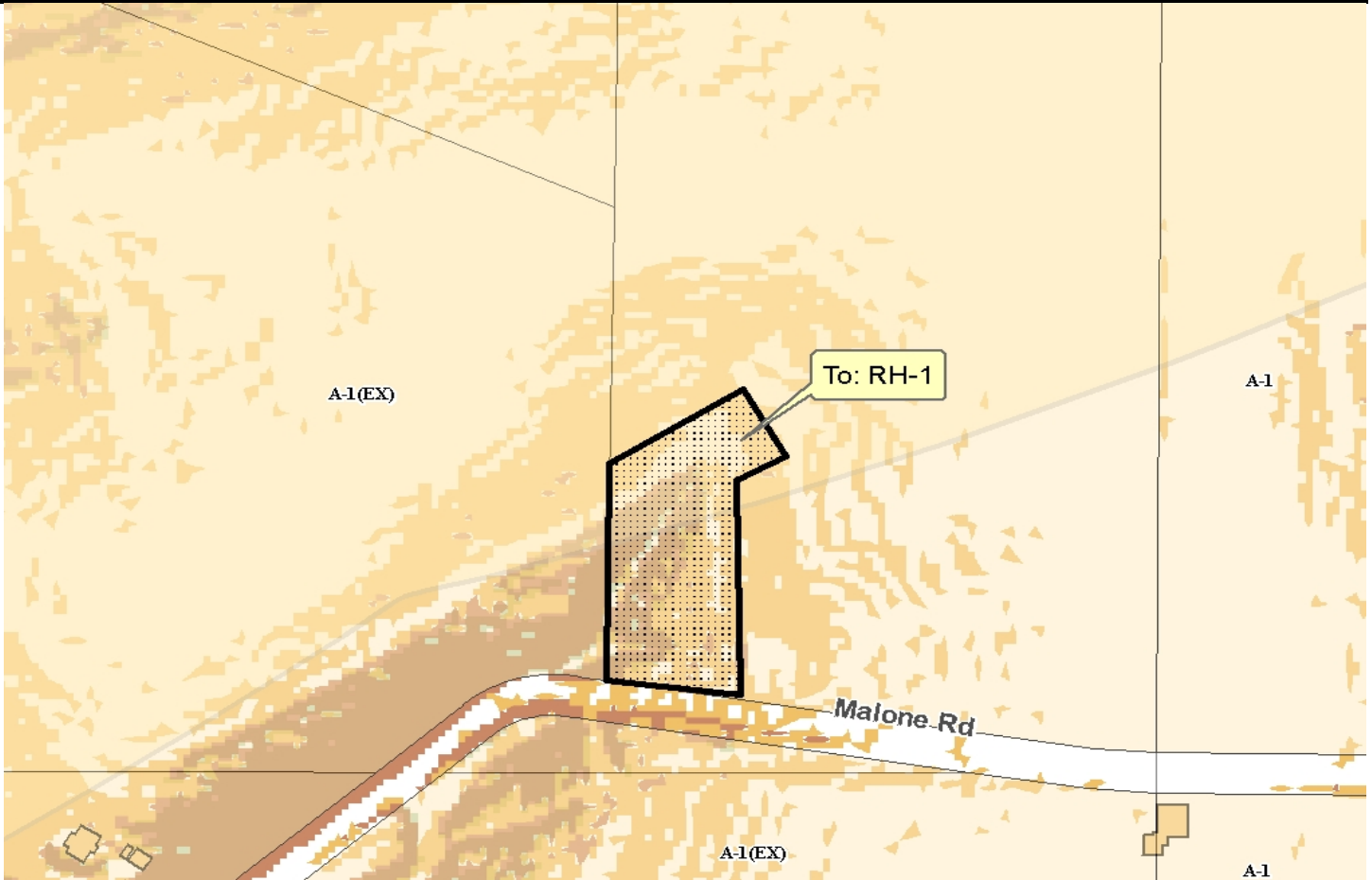




Staff Report

Zoning and Land Regulation Committee	<i>Public Hearing:</i> September 27, 2016	<i>Petition:</i> Rezone 11032
	<i>Zoning Amendment:</i> A-1EX Exclusive Agriculture District to RH-1 Rural Homes District	<i>Town/sect:</i> Blue Mounds Section 25
	<i>Acres:</i> 2.20 <i>Survey Req. Yes</i>	<i>Applicant:</i> Alicia Szekeres
	<i>Reason:</i> Creating one residential lot	<i>Location:</i> West of 9450 Malone Rd



DESCRIPTION: The applicant would like to create a residential lot on the 68-acre property.

OBSERVATIONS: The majority of the property is wooded. The proposed lot contains slopes between 12% to 20%. No other sensitive environmental features observed.

TOWN PLAN: The property is located in the town's agricultural preservation area. Development is limited to one lot per 35 acres owned. As indicated on the attached density study report, the property was originally eligible for a total of 4 splits. Two prior splits have been taken per rezone 5284 and a farm residence under zoning permit #1995-1715 (residence on parcel # 0606-251-8691-2). Based on current acreage owned, it appears that the land owned by the Szekeres (Casey) is eligible for the two remaining splits. If approved, it appears one possible split will remain available.

RESOURCE PROTECTION: The property is located outside the resource protection area. The development should be planned to avoid cuts into steep slopes for both home sites and driveways.

STAFF: The proposal meets the dimensional standard of the zoning district and appears to meet the development policies of the Town Plan.

TOWN: Approved with no conditions.