



Staff Report

Zoning and Land Regulation Committee

Public Hearing: **January 26, 2016**

Zoning Amendment:
A-1EX Exclusive Agriculture District and A-4 Small Lot Agricultural District

Acres: 8.45
Survey Req. Yes

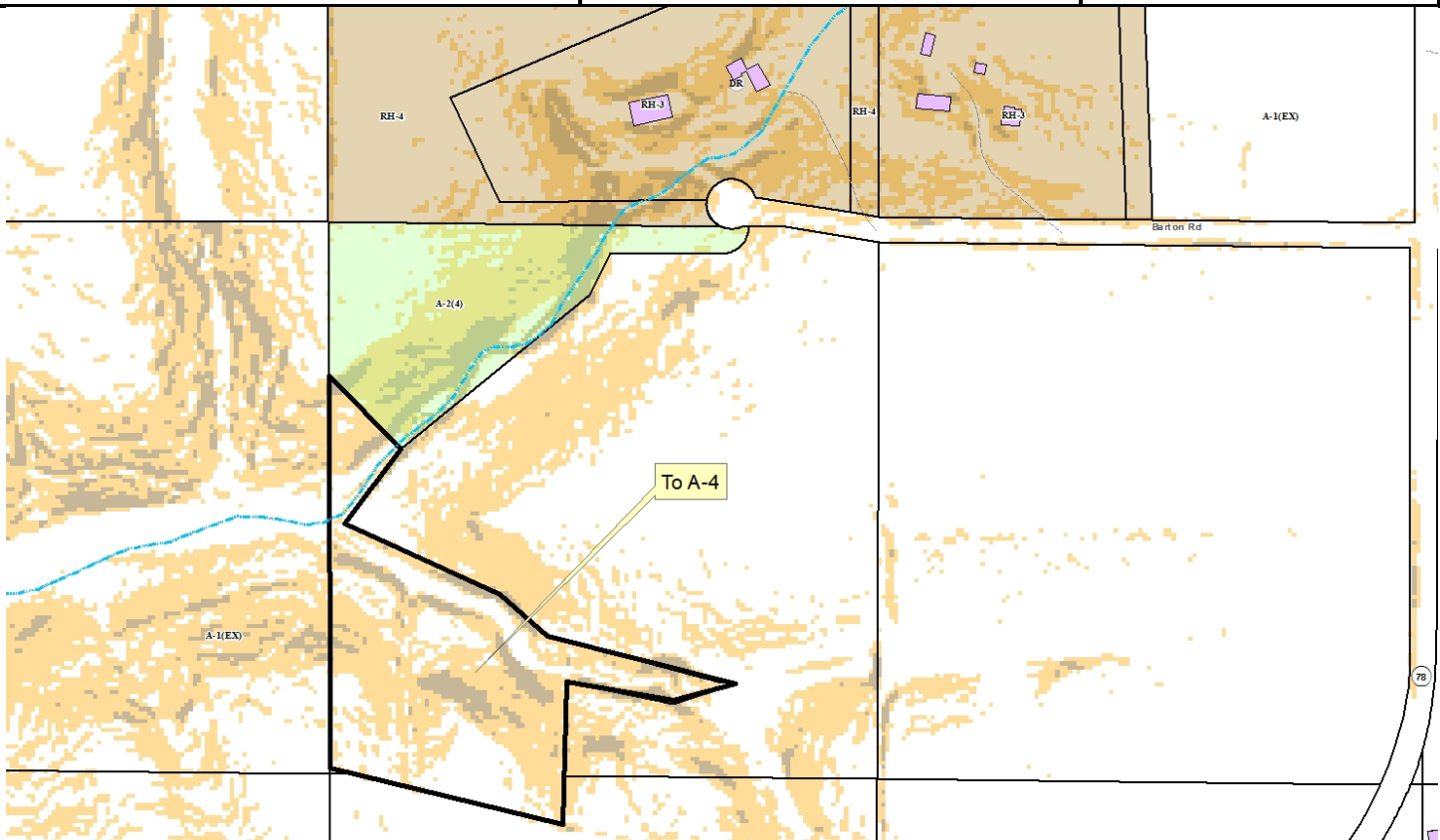
Reason:
creating an agricultural lot as part of an existing residential lot

Petition: **Rezone 10928**

Town/sect:
Blue Mounds Section 27

Applicant
Grundahl REV TR, Jeffrey A & Mary L

Location:
S of 10102 Barton Road



DESCRIPTION: The petitioner has recently purchased an additional portion of land as part of their residential home site purchase. The sale of the additional land does not conform to zoning district requirements or land division regulations. This petition brings the property into compliance with zoning requirements.

OBSERVATIONS: The adjacent residential lot was created in 2008 under Zoning Petition #9899. Mr. Grundahl purchased the lot along with additional lands last November. The additional purchase follows the fence lines along the adjacent agricultural fields. The lot is partially wooded and not used for crops. The GIS layer shows the potential of an intermittent stream, however, there is no evidence of a bed and bank that would constitute an actual stream.

TOWN PLAN: The property is within the Agricultural Preservation area. As indicated on the attached density study report, the original Russell Jelle property in section 27 remains eligible for 2 possible splits. The proposed A-4 rezoning would not count as a split since the zoning category allows no residential development and is intended to expand the size of the existing Grundahl property.

RESOURCE PROTECTION: The property is located outside the resource protection area.

STAFF: The property meets the dimensional standards of the zoning district. The proposed lot does not have frontage to a public right-of-way. It is suggested that the Committee review a waiver of land division regulations for road frontage prior to acting on the petition.

TOWN: Approved with no conditions.