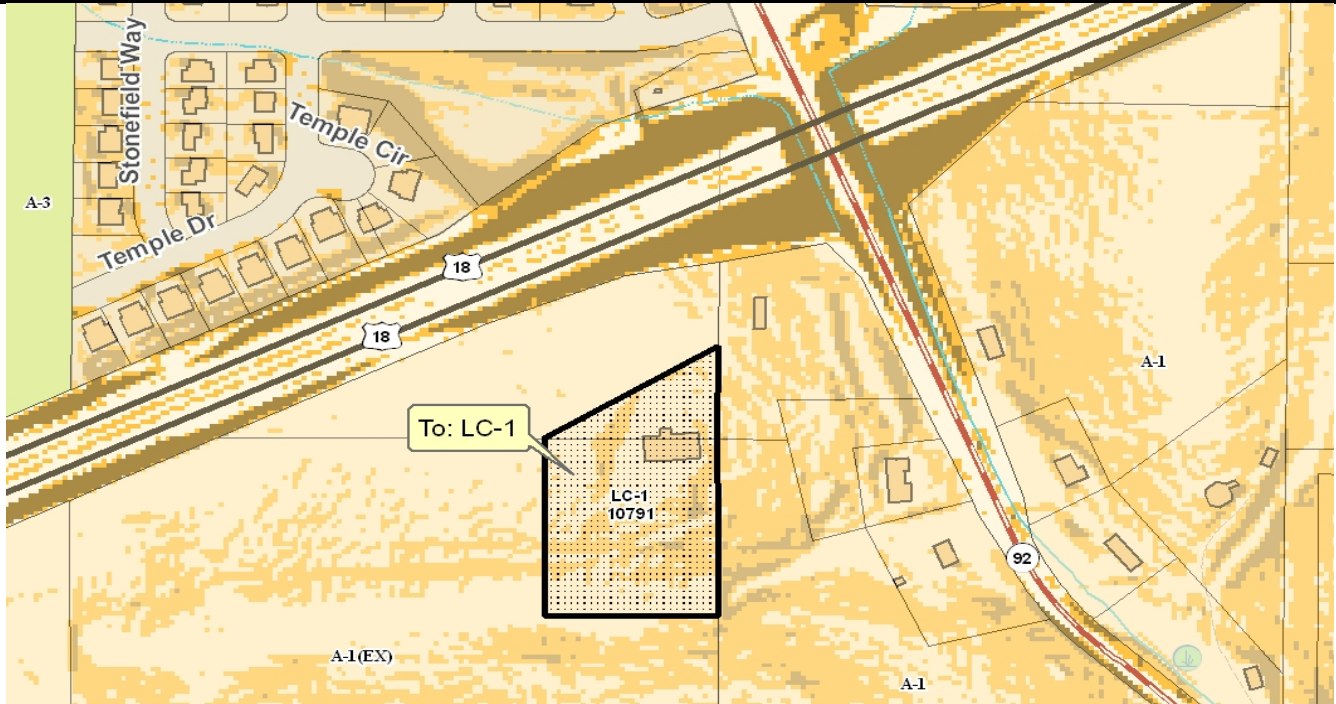




Staff Report

<i>Public Hearing:</i> January 27, 2015	<i>Petition:</i> Rezone 10791
<i>Zoning Amendment:</i> A-1EX Exclusive Agriculture District to LC-1 Limited Commercial District	<i>Town/sect:</i> Blue Mounds Section 13
<i>Acres:</i> 4.20 <i>Survey Req. Yes</i>	<i>Applicant</i> RF Farms LLC
<i>Reason:</i> Allow storage for general contacting company	<i>Location:</i> 2567 State Highway 92

Zoning and Land Regulation Committee



DESCRIPTION: Applicant proposes to create a new LC-1 zoned parcel to allow a contractors' business (shop, storage of tools / trailers) in the Town of Blue Mounds. Another parcel is to be created in the Town of Springdale to provide access to the Blue Mound's property (no zoning change needed).

The business hours of operation would be 6am-6pm Mon-Sat, with all work conducted offsite. No outside storage of materials and vehicles. No plans for new buildings at this time.

OBSERVATIONS: The property is bisected by a town line. The easterly 65 acres of the farm is in the Town of Springdale and the western 86 acres is in the Town of Blue Mounds. The only frontage for the Blue Mound portion is Highway 18/151. No sensitive environmental features observed. Note that access to the property would be via easement across the owners adjoining property in the town of Springdale. The new parcel has been proposed without frontage onto a public road. A waiver from the 66' of road frontage requirement is being requested as part of the associated land division.

TOWN PLAN: The property is in the town's agricultural preservation area. Small scale commercial uses compatible with neighboring uses may be permitted.

RESOURCE PROTECTION: No resource protection corridors located on the property.

STATE HIGHWAY DEPARTMENT: A revised access permit will be needed for ingress/egress to Highway 92. The access will need to be approved for commercial purposes.

STAFF: The proposal appears reasonably consistent with town plan policies. As noted above, the applicant is requesting a waiver from the 66' of road frontage requirement in the land division code. Staff suggests that the committee take action on the requested road frontage waiver prior to acting on the rezoning petition.

NOTE: The proposed lots will need to be recorded on separate certified survey maps due to the properties being in separate townships.

TOWN: Approved.