



Staff Report

Zoning and Land Regulation Committee

Public Hearing: **December 13, 2016**

Petition: **Rezone 11063**

Zoning Amendment:
A-1EX Exclusive Agriculture District to A-2(8) Agriculture District and A-2 (2) Agriculture District

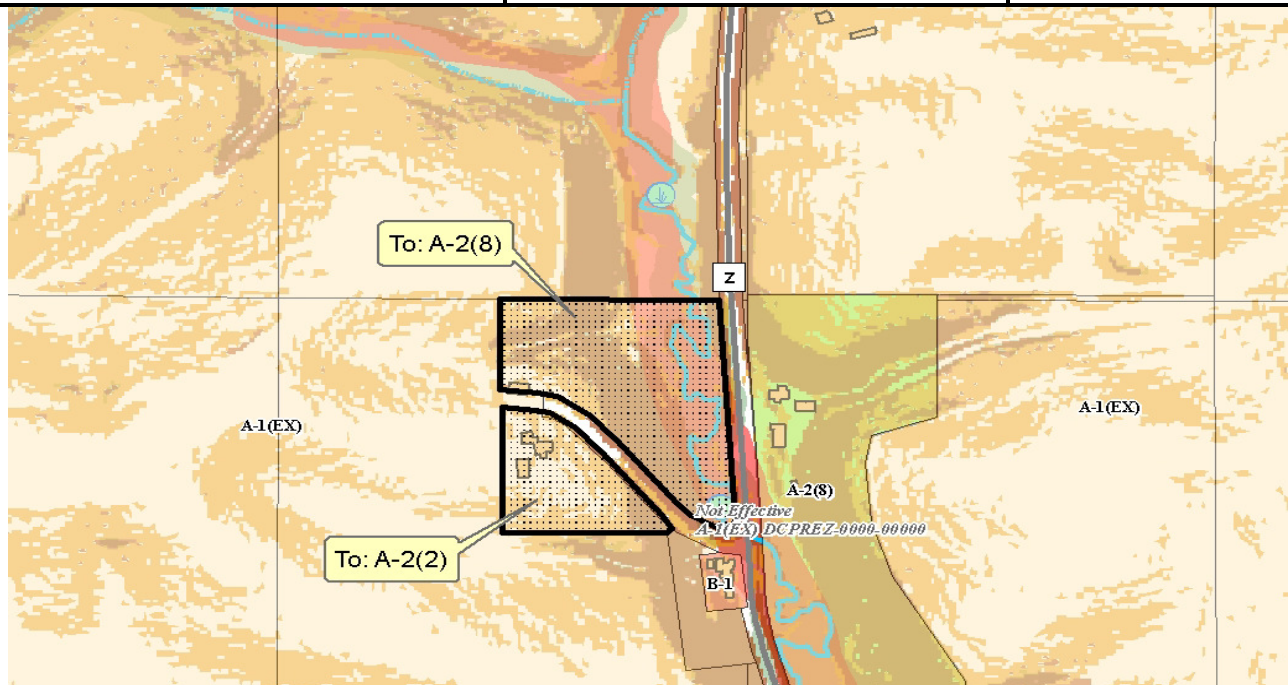
Town/sect:
Blue Mounds Section 19

Acres: 8.54, 3.22
Survey Req. Yes

Applicant
Paul Markhardt Properties LLC

Reason:
Creating two residential lots (one residence existing)

Location:
2263 County Highway Z



DESCRIPTION: The applicant would like to separate the existing farm residence from the 111-acre farm and also create one residential lot for sale.

OBSERVATIONS: The property is located between County Highway Z and County Highway F. The majority of the property is cropland with the farmstead along County Highway Z. There is an existing 3-rod (49.5') town road that provides access to the site. Along County Highway Z, there are slopes over 20% grade, a perennial stream with associated floodplain. The farm house and buildings are located just west of the steep slopes, at the top of the hill.

HEALTH DEPARTMENT: The existing septic system is very close to the existing roadway and should be documented on the Certified Survey Map. Surveyor verified that the system will be located on the individual lot.

TOWN PLAN: The property is located in the town's agricultural preservation area. As indicated on the attached density study report, the property is eligible for 3 splits. Separation of the existing residence does not count as a split. It appears that two possible splits will remain if the petition is approved.

STAFF: There are several concerns that will need to be addressed with the proposal. The proposed A-2(8) parcel should be extended west to allow for a flat area to place the new residence. The proposed A-2(2) parcel west boundary should be shifted west to allow a minimum 50-foot distance to the barn in order for the structure to be used for livestock. The 3-rod road will be required to be widened to 66 feet in order to comply with land division regulations. The existing barn closest to the road may need to be removed as part of the ROW widening. The applicant may want to look at configuring the development to allow for additional lots to be created at the end of the road.

TOWN: Pending. Town to take action on December 12th.