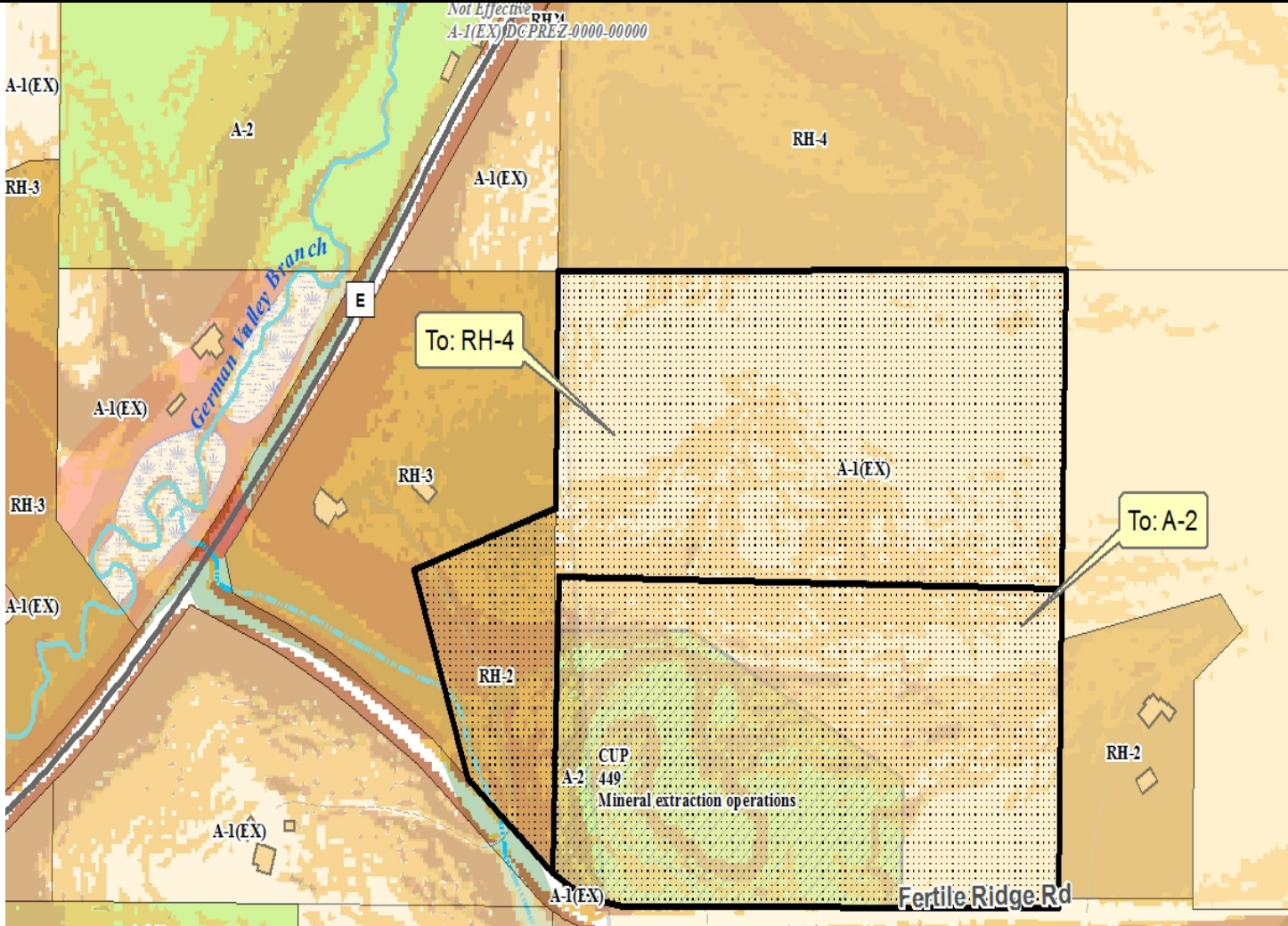




Staff Report

Zoning and Land Regulation Committee	Public Hearing: April 25, 2017	Petition: Rezone 11116
	Zoning Amendment: A-1EX Exclusive Agriculture District and RH-2 Rural Homes District	Town/sect: Blue Mounds Section 22
	Acres: 4.1, 20.16, 10.14 Survey Req. Yes	Applicant KCJ LLC
	Reason: Shifting of property lines between adjacent land owners	Location: East of 10260 Fertile Ridge Rd



DESCRIPTION: Landowner proposes adding 20.16 acres of A-1(ex) land to an existing 4.1-acre RH-2 lot. The combined 24.26-acre property would be rezoned to the RH-4 zoning district. The remnant 10.14-acre parcel, which contains a mineral extraction operation, would be rezoned to the A-2 zoning district.

OBSERVATIONS: The proposed A-2 lot would not meet the minimum lot size of 16 acres for A-2 zoning. There is an existing, abandoned quarry that has been inactive for at least 10 years. The CUP on the site (CUP 449) is now null and void due to abandonment.

TOWN PLAN: The property is in a Farmland Preservation Area in the town/county plan.

RESOURCE PROTECTION: Slopes and navigable water buffers associated with an intermittent tributary to the German Valley Branch cross the existing RH-2 lot. There is an existing driveway across the stream channel.

STAFF: Staff recommends postponing action until reclamation under Chapter 74, Dane County Code is complete.

TOWN: On April 10, 2017, the Town of Blue Mounds Board of Supervisors voted to recommend approval, with no conditions.