



# Staff Report

Public Hearing: **June 28, 2016**

Petition: **Rezone 10997**

Zoning Amendment:  
**A-1EX Exclusive Agriculture District to RH-1 Rural Homes District**

Town/sect:  
**Blue Mounds Section 32**

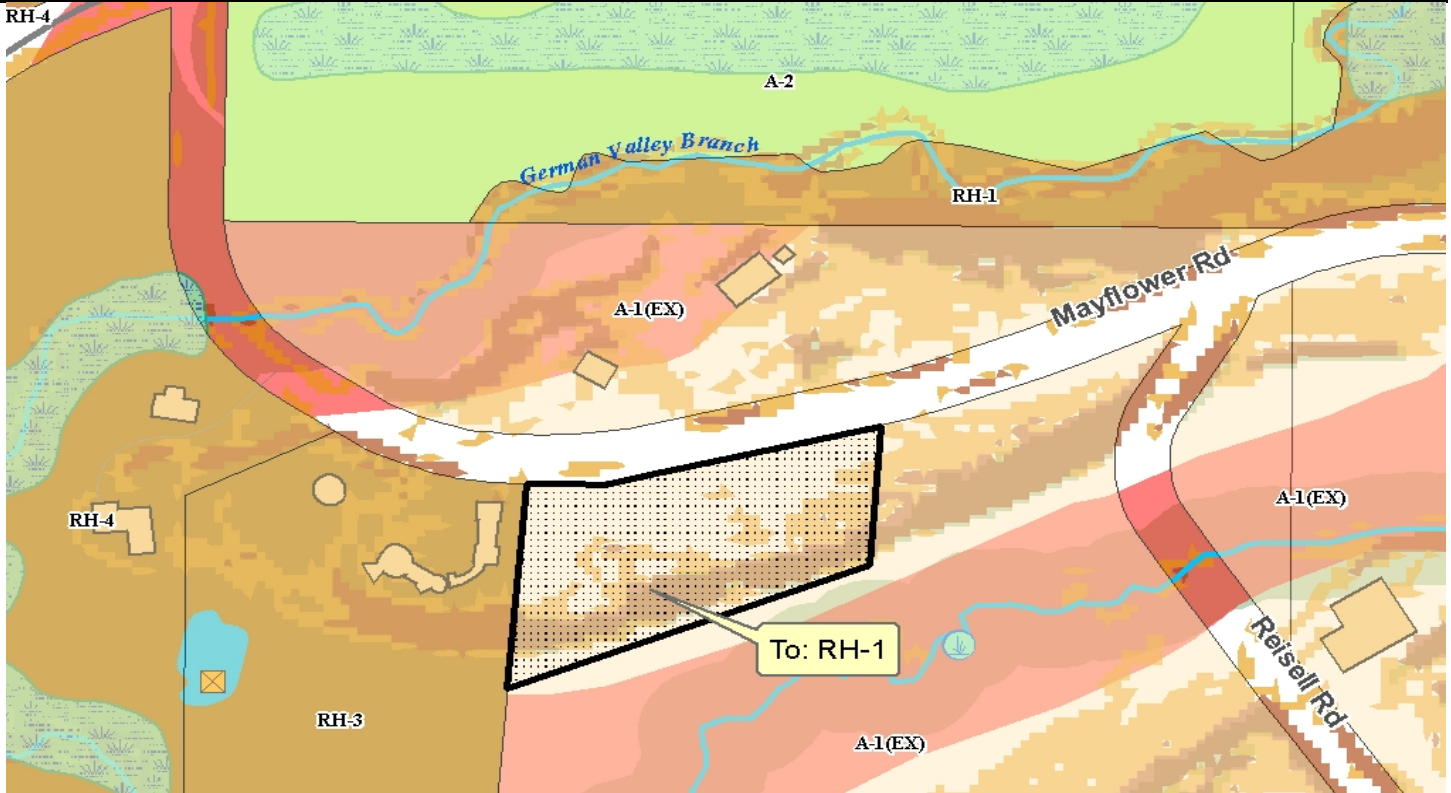
Acres: **2.4**  
Survey Req.

Applicant  
**Reisell LLC (Craig and Julie Reisdorf)**

Reason:  
**Creating one residential lot**

Location:  
**S of 10656 Mayflower Road**

Zoning and Land Regulation Committee



**DESCRIPTION:** Applicant proposes to create a new 2.4 acre residential lot.

**OBSERVATIONS:** There are no choice farm soils located on the property. An area of steep slope topography over 20% grade is located along the southern boundary of the proposed parcel. No other sensitive environmental features observed.

**TOWN PLAN:** The property is located in the town's agricultural preservation area.

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

**STAFF:** As indicated on the attached density study report, the property remains eligible for 3 possible splits. If the petition is approved, it appears two possible splits will remain available. There are ample suitable areas to build on the property and the proposal appears consistent with town plan policies.

**TOWN:** Approved.

**6/28 ZLR:** The petition was postponed due to opposition. Resident Francois Tochon, neighbor to the west, spoke in opposition due to future access to rear yard.

**STAFF UPDATE:** The neighbors could not reach an agreement for the purchase of additional lands. The proposal stands as originally presented.