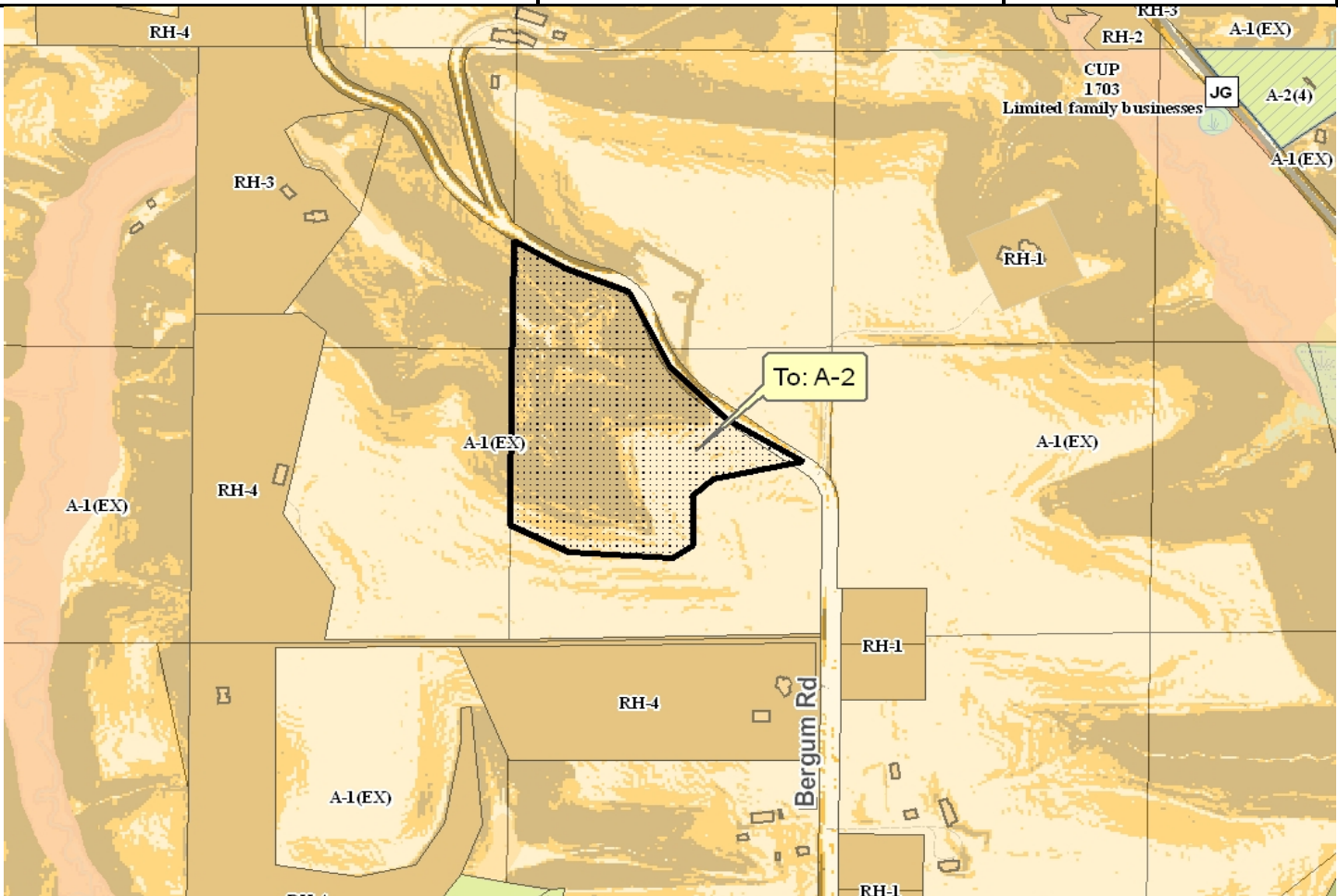




Staff Report

Zoning and Land Regulation Committee

<i>Public Hearing:</i> September 23, 2014	<i>Petition:</i> Rezone 10749
<i>Zoning Amendment:</i> A-1EX Exclusive Agriculture District to A-2 Agriculture District	<i>Town/sect:</i> Blue Mounds Section 02
<i>Acres:</i> 20.4 <i>Survey Req.</i> Yes	<i>Applicant</i> Richard Losenegger
<i>Reason:</i> Creating one residential lot	<i>Location:</i> South & East of 3180 Bergum Road



DESCRIPTION: Landowner seeks to rezone 20 acres to the A-2 zoning district to construct a single family residence. This petition replaces Petition 10591, which was withdrawn.

OBSERVATIONS: 50% of the property is wooded and has slopes exceeding 30% grade. There is a dormant legal non-conforming mineral extraction site approximately 1000 feet to the north. No other sensitive environmental feature observed.

TOWN PLAN: The property is within the Farmland Preservation Area in the adopted town/county plan. 1:35-acre density standard applies. If this petition is approved as submitted, one potential homesite will remain on the property.

RESOURCE PROTECTION: The Town Plan identifies areas with slopes exceeding 20% grade as areas of Resource Protection.

STAFF: The proposal meets the dimensional standard of the zoning district. Staff suggests that the areas exceeding 20% grade be identified as a "no build" area on the Certified Survey Map. The surveyor has marked these areas as "woods" on the preliminary CSM.

TOWN: Approved with no conditions.