



Staff Report

Zoning and Land Regulation Committee

Public Hearing: **March 22, 2016**

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

Acres: 12.44
Survey Req. Yes

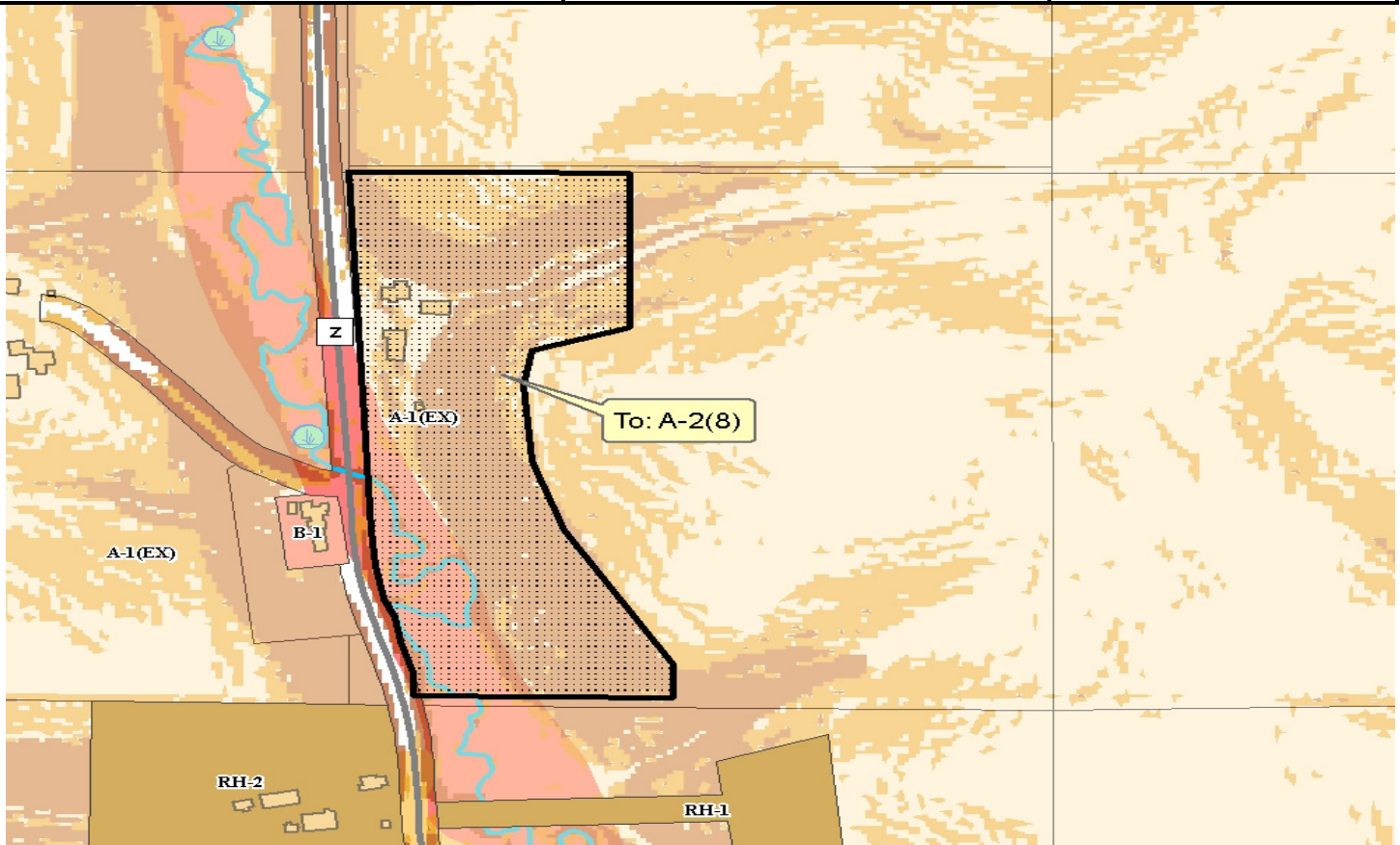
Reason:
Separating existing residence from farmland

Petition: **Rezone 10955**

Town/sect:
Blue Mounds Section 19

Applicant
Dale E Boness

Location:
2292 County Highway Z



DESCRIPTION: Applicant proposes to divide existing residence from the ~110 acre farm.

OBSERVATIONS: There is an existing residence and several outbuildings on the property. A perennial stream is located on the southern portion of the property. There are hydric soils noted in close proximity to the stream and may contain wetlands. The east side of the lot contains slopes in excess of 20% grade. No new development proposed.

TOWN PLAN: The property is located in the town's agricultural preservation area where development is limited to one density unit / split per 35 acres of land owned as of 8/26/1980. As indicated on the attached density study report, the property is eligible for 3 splits. Note that the town does not count separation of original farm residences as a split. If the petition is approved, 3 splits will remain available.

RESOURCE PROTECTION: The southwest portion of the property is within the resource protection area due to the perennial stream.

STAFF: The proposal meets the dimensional standards of the zoning district. The proposed lot takes up almost all of the road frontage for the original farm. Given that there are 3 housing density rights remaining, the landowner may want to reconfigure the proposal to allow for future additional home sites on the farm.

TOWN: Approved with no conditions.