



# Staff Report

Public Hearing: **June 28, 2016**

Petition: **Rezone 10996**

Zoning Amendment:  
**A-1EX Exclusive Agriculture District to A-2(4) Agriculture District**

Town/sect:  
**Blue Mounds Section 9**

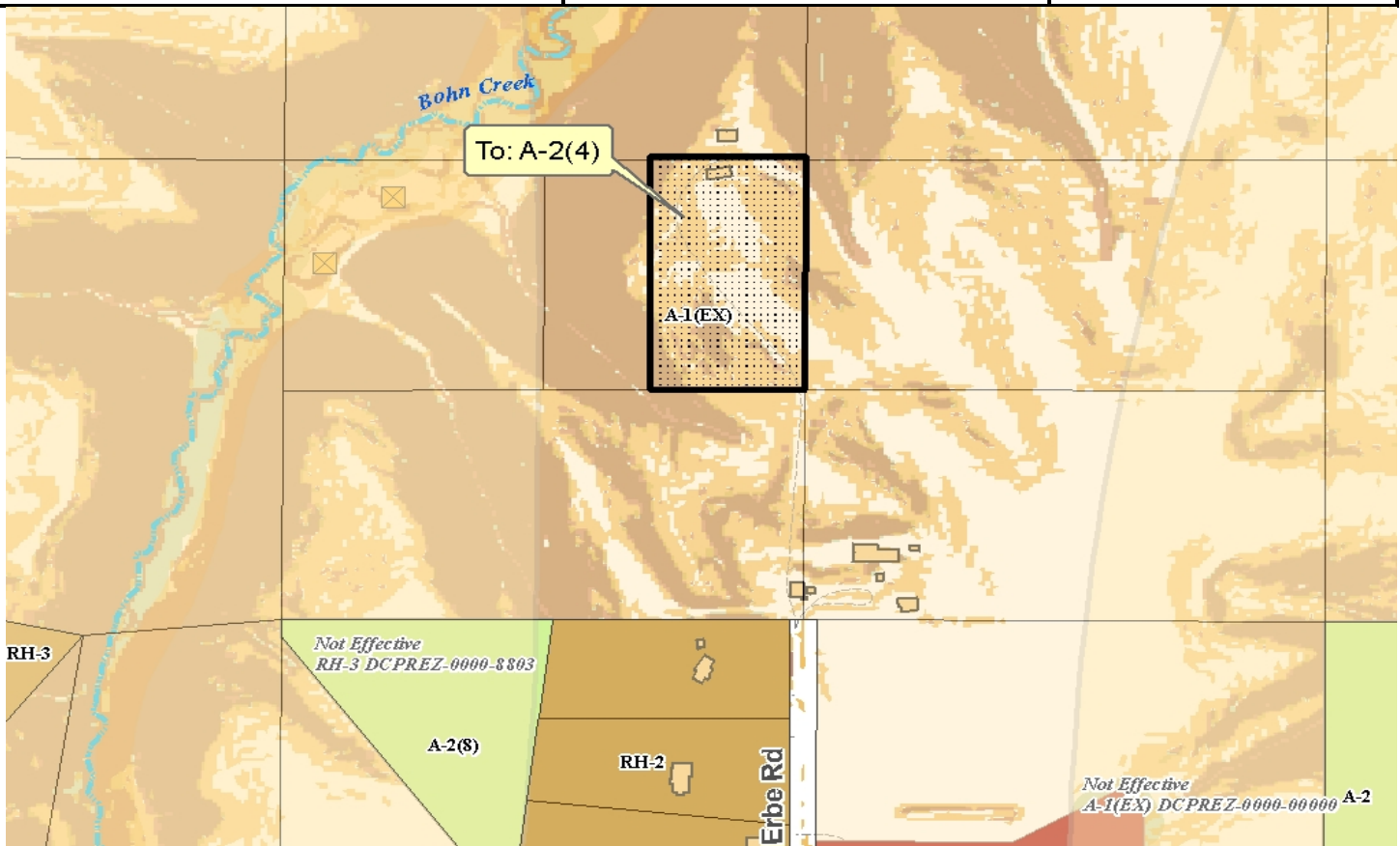
Acres: 6  
Survey Req. Yes

Applicant  
**Jaskaniec JT REV TR,  
Michael E & Marlene H**

Reason:  
**Creating one residential lot**

Location:  
**2869 Erbe Road**

Zoning and Land Regulation Committee



**DESCRIPTION:** Applicant proposes to create a new 6-acre residential lot. An existing accessory building / cabin is located on the property and would be removed to allow construction of a new residence.

**OBSERVATIONS:** The property does not have direct access to Erbe Road, but does have an access easement. Areas of steep slope topography over 12% grade are located on portions of the property. 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 original farm remains eligible for 3 possible splits. Because the property does not have direct frontage onto a public road, a waiver from the road frontage requirement is being requested for the proposed land division. The proposal appears consistent with town plan policies. Note that the applicant has recorded a new driveway easement agreement with the register of deeds addressing issues of driveway maintenance responsibilities, etc.

**TOWN:** Approved.