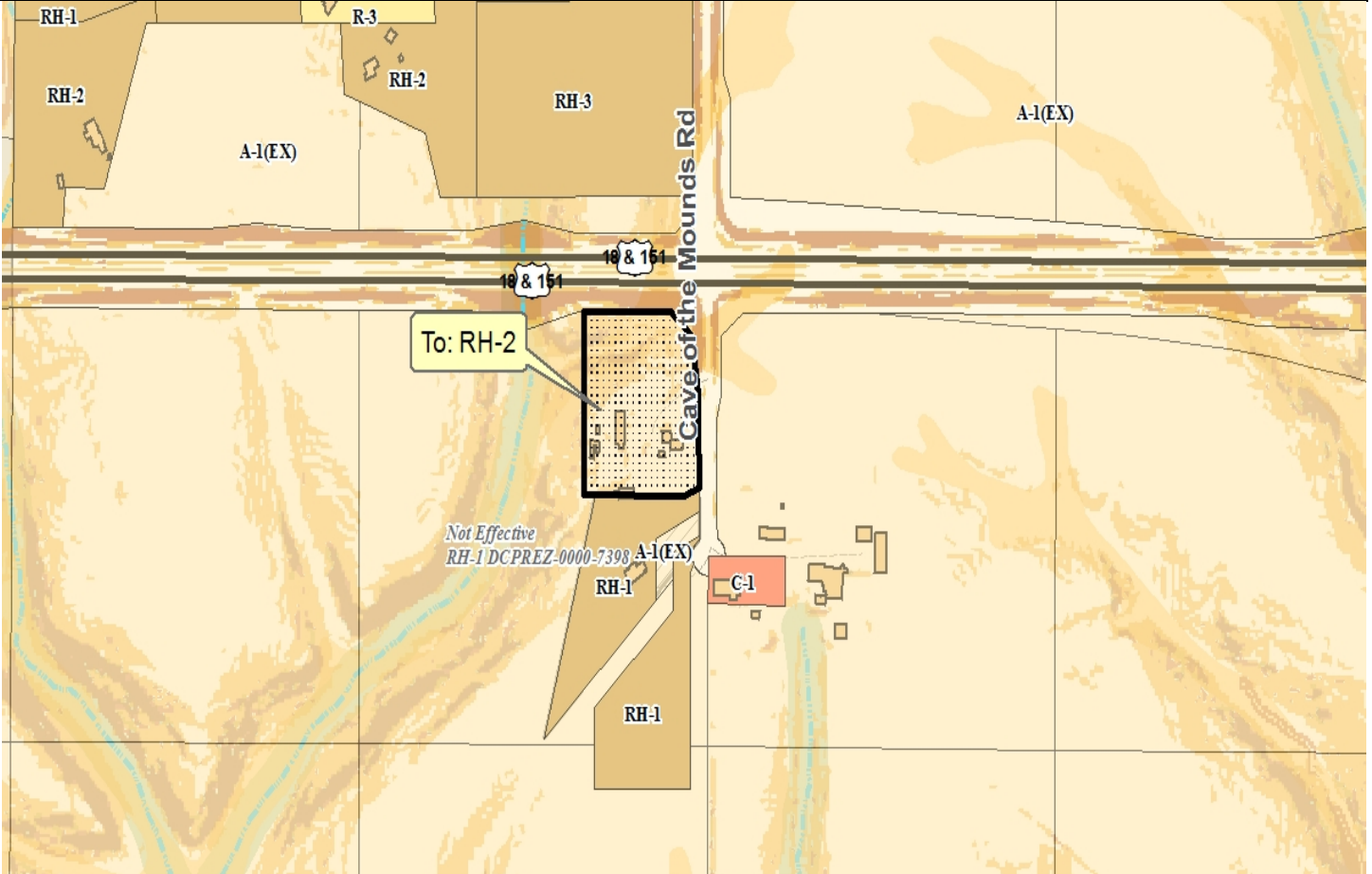




# Staff Report

<i>Public Hearing:</i> <b>April 25, 2017</b>	<i>Petition:</i> <b>Rezone 11118</b>
<i>Zoning Amendment:</i> <b>A-1EX Exclusive Agriculture District to RH-2 Rural Homes District</b>	<i>Town/sect:</i> <b>Blue Mounds Section 8</b>
<i>Acres:</i> 5.6 <i>Survey Req.</i> Yes	<i>Applicant</i> <b>Kim J Bigler</b>
<i>Reason:</i> <b>Separating existing residence from farmland</b>	<i>Location:</i> <b>2821 Cave of the Mounds Rd</b>

Zoning and Land Regulation Committee



**DESCRIPTION:** Landowner proposes a new 5.6-acre RH-2 lot to separate an existing residence from the balance of the farm.

**TOWN PLAN:** The property is in a Farmland Preservation Area. See density study in packet. Separation of residences constructed prior to 1980 does not count against density caps in the town/county plan.

**RESOURCE PROTECTION:** There are no mapped Resource Protection Corridors on the property. An intermittent stream flows 130 feet from the proposed western parcel line.

**STAFF:** Landowner should have a septic inspection completed by a licensed plumber to identify the location of the existing septic system and drainfield. The entire existing septic system and an appropriate replacement system area should be included within the boundaries of the proposed RH-2 lot.

**TOWN:** The town approved on 4/11 with no conditions.