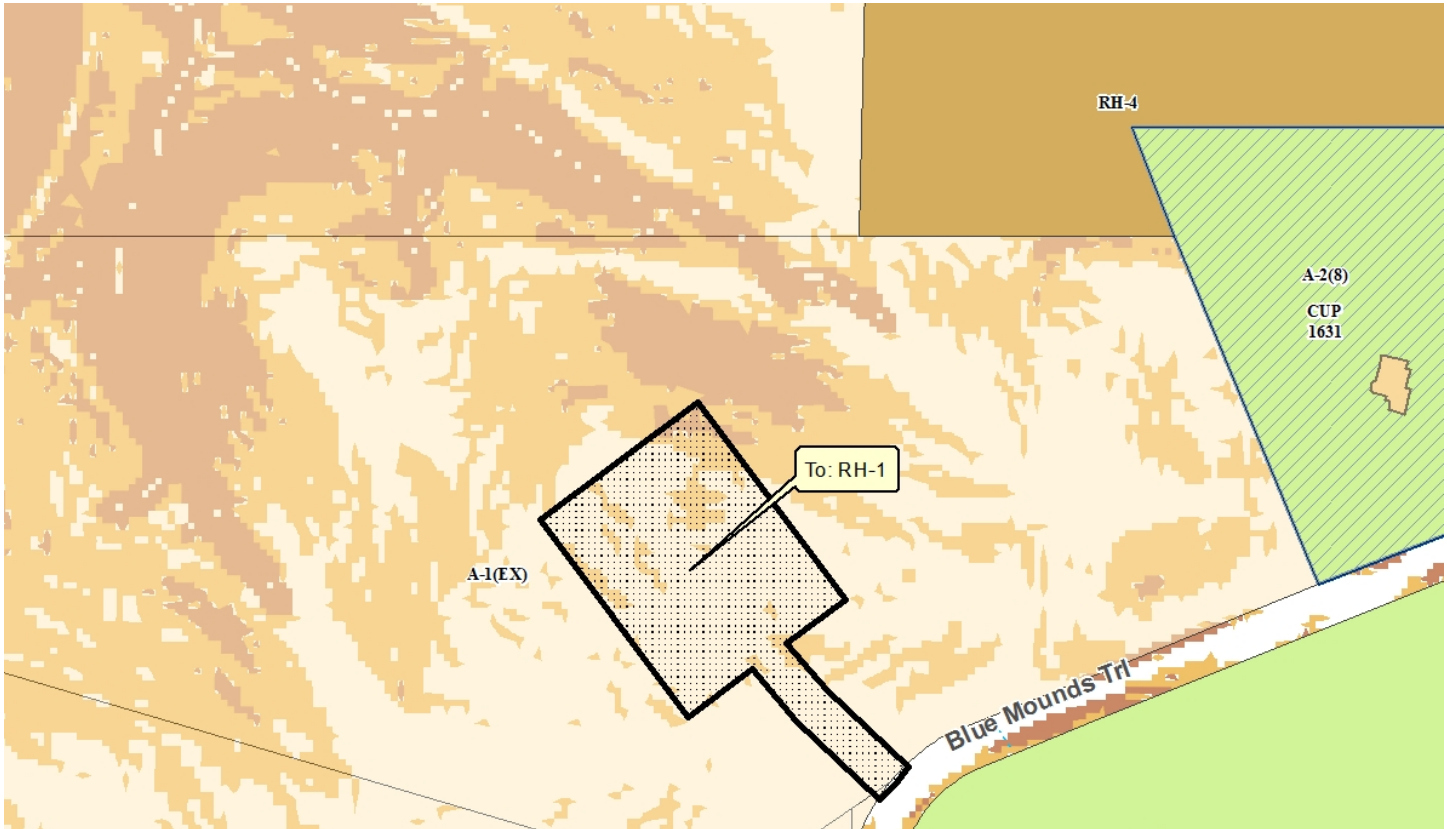




# Staff Report

Zoning and Land Regulation Committee	<i>Public Hearing:</i> <b>February 27, 2018</b>	<i>Petition:</i> <b>Petition 11249</b>
	<i>Zoning Amendment:</i> <b>A-1EX Agriculture District TO RH-1 Rural Homes District</b>	<i>Town/sect:</i> <b>VERMONT, Section 9</b>
	<i>Acres:</i> 3 <i>Survey Req.</i> Yes	<i>Applicant</i> <b>JOSEPH M SCHWARZ &amp; SON LLC</b>
	<i>Reason:</i> <b>Creating one residential lot</b>	<i>Location:</i> <b>NORTH OF 4473 BLUE MOUNDS TRL</b>



**DESCRIPTION:** Landowner would like to rezone approximately 3.0 acres of land in the A-1(exclusive) zoning district to the RH-1 district to create one residential lot.

**OBSERVATIONS:** Mr. Schwarz purchased 35 acres of land in 2017. He would like to construct a single family residence on the property on a 3-acre lot. Removing the proposed lot from the land will reduce the current A-1 Exclusive property below 35 acres. In order to retain the A-1 Exclusive Agriculture status on the remaining lands, Mr. Schwarz has purchase an addition 3 acres of land from the adjacent landowner, Hidden Acres LLC. This transaction will allow the remaining property to be above 35 acres and the ability to stay within the A-1Exclude Agriculture Zoning District.

There are no sensitive environmental features on the property and no significant soils. The proposed lot is outside the steep slope topography of the property.

**TOWN PLAN:** The property is in a Farmland Preservation Area in the town/county comprehensive plan and the Dane County Farmland Preservation Plan. Residential development is limited to one unit per 35 acres owned as of January 1, 1985. The property has 2 density units available.

**RESOURCE PROTECTION:** There are no mapped resource protection corridors on the property.

**STAFF:** The proposal meets the dimensional requirement of the zoning districts and appears to be consistent with the Town Plan policies.

**TOWN:** Approved with no conditions.