



Staff Report

Zoning and Land Regulation Committee

Public Hearing: **August 26, 2014**

Zoning Amendment:
RH-4 Rural Homes to A-B Ag-Business Zoning District

Acres: 31.3
Survey Req. *no*

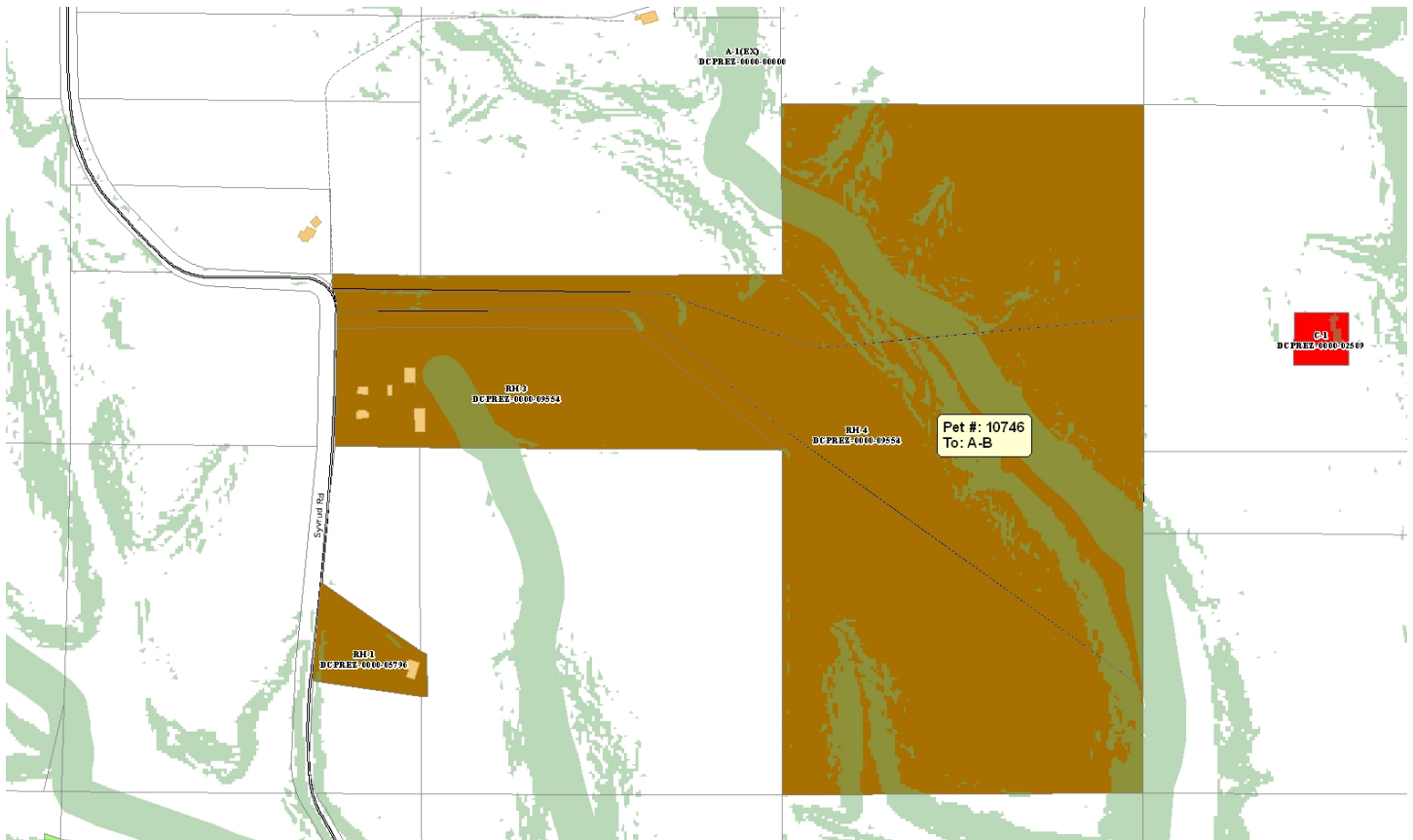
Reason:
Allow for a seed production business

Petition: **Rezone 10746**

Town/sect:
**Town of Blue Mounds
Section 26**

Applicant
AP Whaley LLC

Location:
**Northeast of 1926
Syvrud Road**



DESCRIPTION: The applicant would like to rezone one of his three existing residential lots to the A-B Agri-Business Zoning District to expand his seed production business. The applicant would like to construct a warehouse facility on the property.

OBSERVATIONS: The property was zoned to RH-4 in 2006 to create the four residential properties in the area. The property is currently vacant. There is a small valley in the rear of the property that has an intermittent stream at the base of it. Steep slope topography is associated with this valley. Hydric soils are indicated at the base of the valley along the intermittent stream.

TOWN PLAN: Property is within a Farmland Preservation Area in the adopted town / county plan. A-B zoning is consistent with the adopted policies for Farmland Preservation Areas.

RESOURCE PROTECTION: Resource Protection Corridors associated with stream and slopes exceeding 20% cross the eastern portion of the property.

STAFF: The proposal meets the dimensional standards of the zoning district.

TOWN: Approved with no conditions.