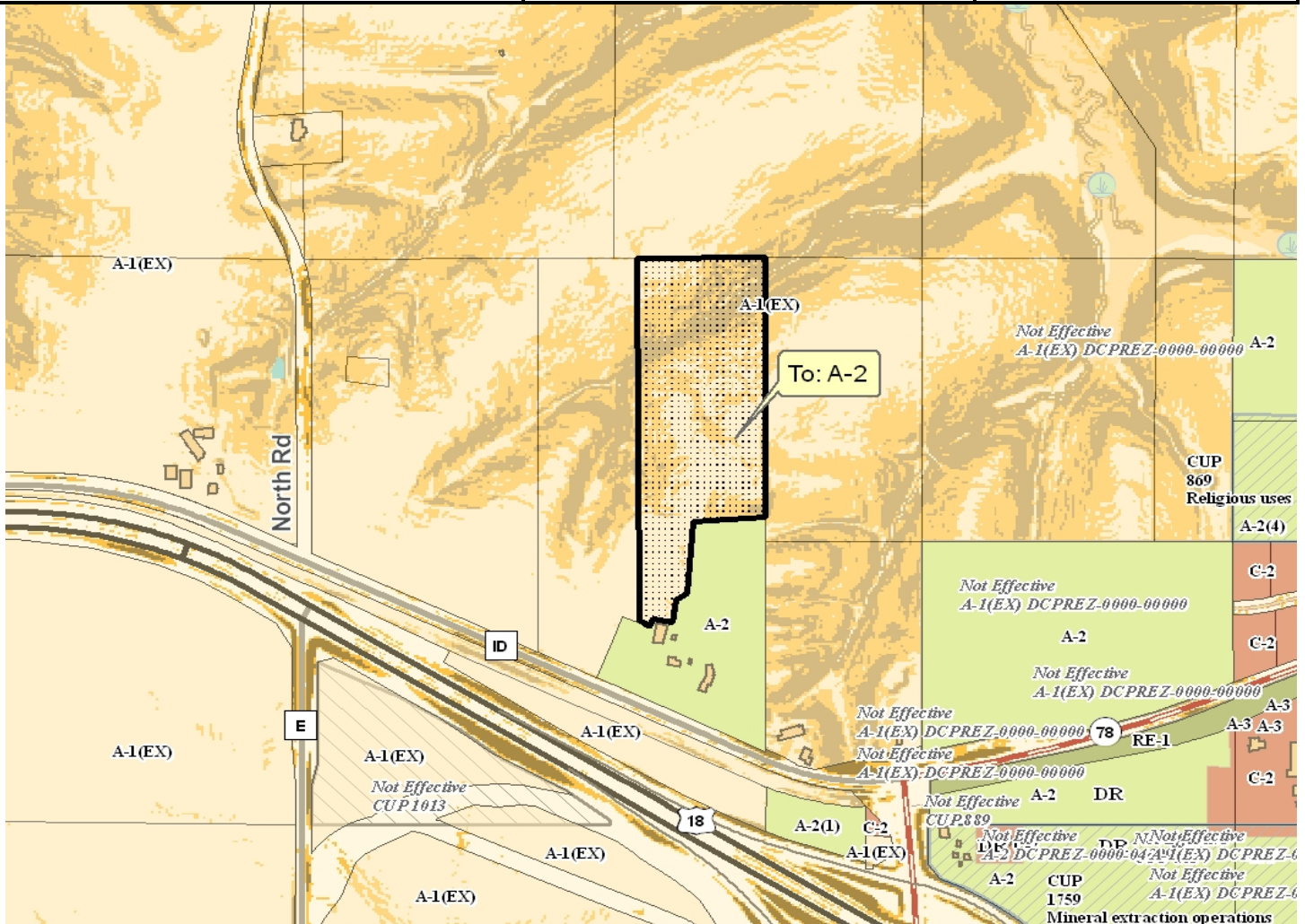




Staff Report

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| Zoning and Land Regulation Committee | <i>Public Hearing:</i> April 28, 2015 | <i>Petition:</i> Rezone 10823 |
| | <i>Zoning Amendment:</i> A-1EX Exclusive Agriculture District to A-2 Agriculture District | <i>Town/sect:</i> Blue Mounds Section 10 |
| | <i>Acres:</i> 17.72 <i>Survey Req.</i> Yes | <i>Applicant</i> Randall & Amy Thompson |
| | <i>Reason:</i> Shifting property lines between adjacent land owners | <i>Location:</i> Northwest of 10086 County Highway ID |



DESCRIPTION: The owner of the existing A-2 lot would like to acquire additional lands to the north as part of estate planning.

OBSERVATIONS: The property is located approximately 1/2-mile to the west of the Village of Mount Horeb. The portion of land contains a cropped field, pasture, and a wooded area. There is steep slope topography associated with the wooded area. No other significant environmental features observed.

VILLAGE/TOWN PLAN: The property is located in the Agricultural Preservation Area as noted in both the Town and Village Plans. The attached density study states that 2 housing density rights remain on the original 177-acre farm.

RESOURCE PROTECTION: The property is not located within a resource protection area.

STAFF: The proposal meets the dimensional standards of the zoning districts and appears consistent with Town Plan policies.

TOWN: Approved with no conditions.