



Staff Report

Zoning and Land Regulation Committee

Public Hearing: **October 28, 2014**

Zoning Amendment:
**A-1EX Exclusive Agriculture
District to RH-1 Rural Homes
District**

Acres: 2.1
Survey Req. Yes

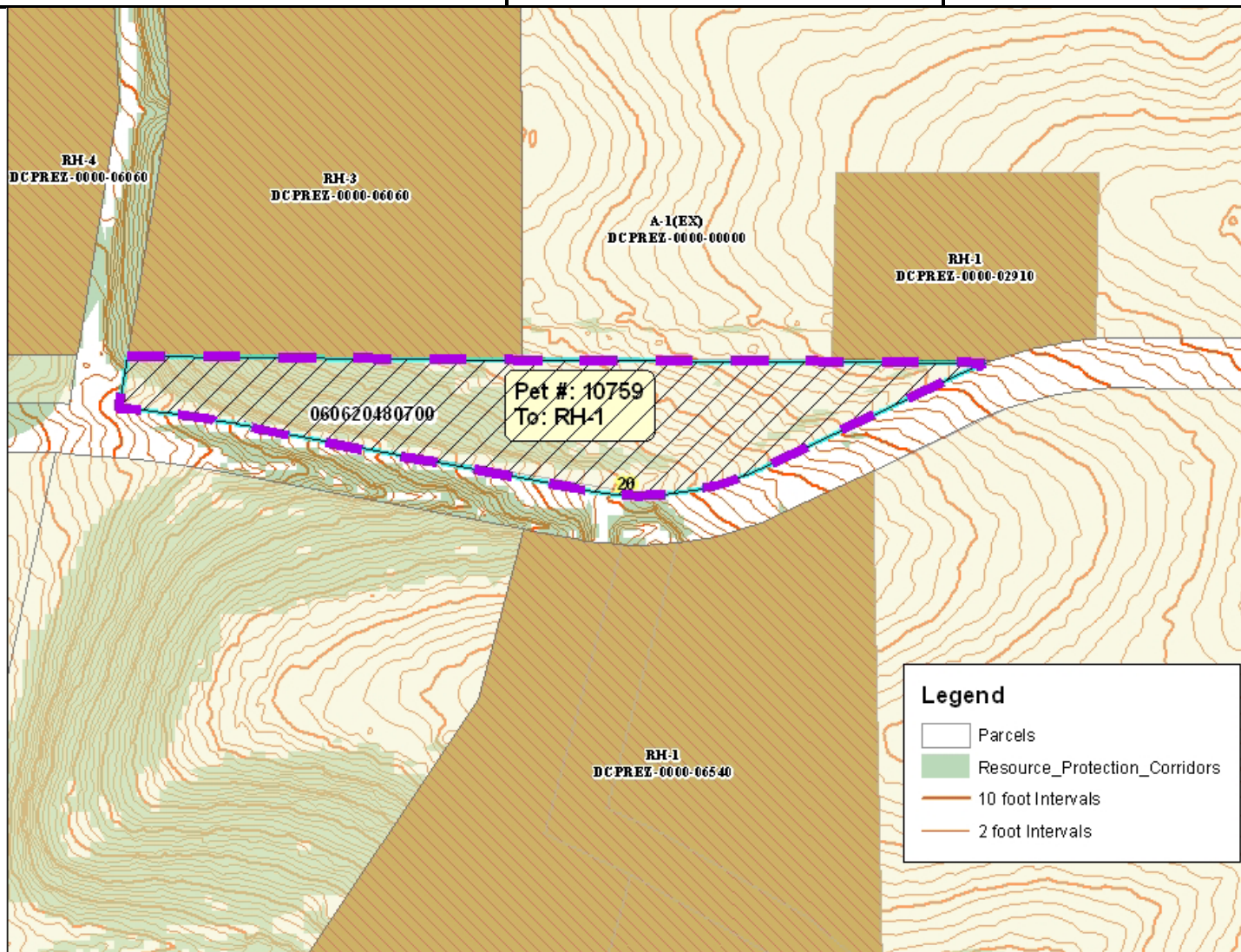
Reason:
Creating one residential lot

Petition: **Rezone 10759**

Town/sect:
**Blue Mounds
Section 20**

Applicant
Larry Gerald Haas

Location:
**North of 10617 West
Blue Mounds Road**



DESCRIPTION: Landowner seeks to bring a 2.1-acre remnant parcel into zoning and land division compliance.

OBSERVATIONS: This property was part of an 83.26-acre non-contiguous farm in 1980. This portion of the property was separated **without** the required Certified Survey Map and rezone some time ago.

TOWN PLAN: The property is in a Farmland Preservation Area in the town/county plan. If Petition 10759 is approved, 1 potential homesite will remain on the parent farm.

RESOURCE PROTECTION: Slopes exceeding 20% cover the western portion of the parcel.

STAFF: Any new development should avoid mapped resource protection corridors. Staff recommends that a no build area be shown on the CSM corresponding to slopes exceeding 20% grade.

TOWN: Approved.