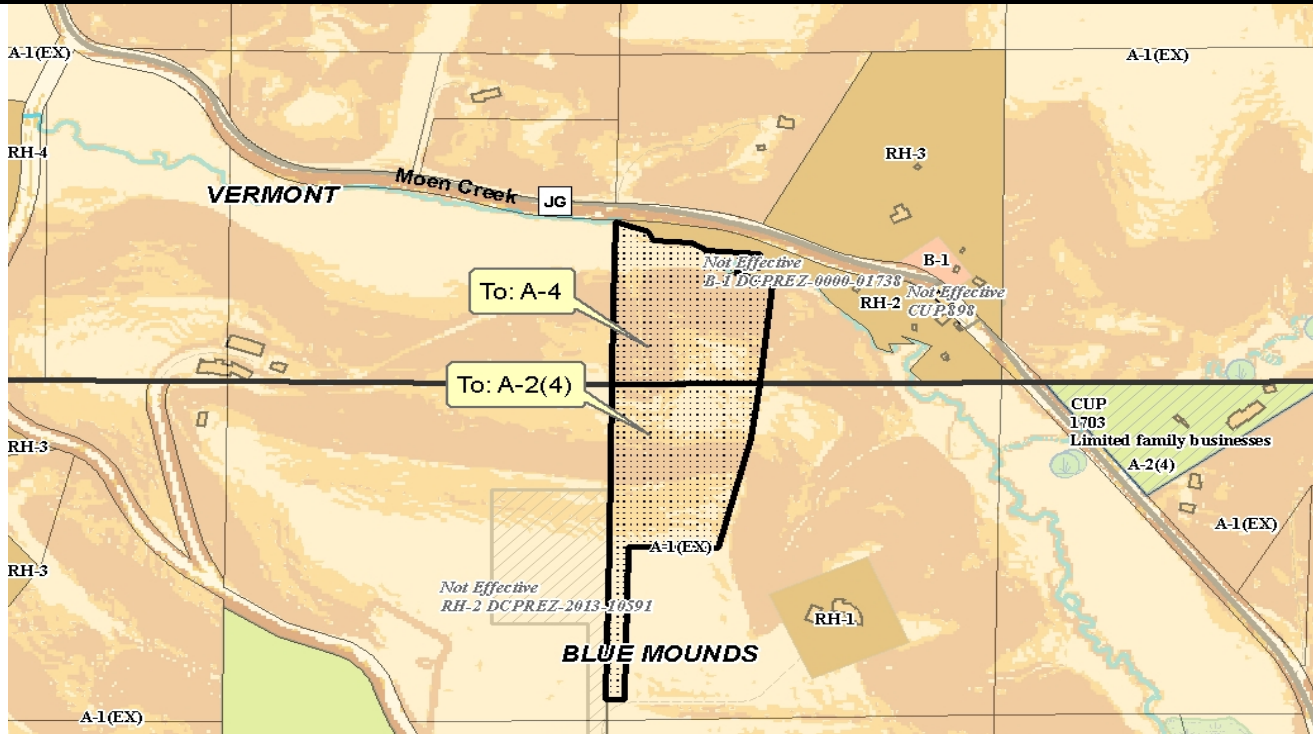




Staff Report

Public Hearing: November 24, 2015	Petition: Rezone 10894
Zoning Amendment: A-1EX Exclusive Agriculture District to A-2(4) Agriculture District and A-4 Small lot Agriculture District	Town/sect: Blue Mounds Section 2 Vermont Section 35
Acres: 7.26, 6.58 Survey Req. Yes	Applicant Michael J Cahill
Reason: Create residential lot and create a small agriculture lot in the Town of Vermont	Location: 3100 Bergum Road

Zoning and Land Regulation Committee



DESCRIPTION: The applicant owns 68 acres of land which straddles the Vermont/Blue Mounds town line. He would like to create a lot to allocate the last remaining housing density right on the property.

OBSERVATIONS: A "spot-zone" was created on the property in 2005 for the construction of a single-family dwelling. The property fronts along County Highway JG, however does not have direct access due to Moen Creek bisecting the property. The current owner uses a driveway easement to gain access to Bergum Road. There is steep slope topography in the center of the parcel. A flood hazard area along with wetlands are present along the stream. There is a non-conforming mineral extraction site (no evidence of quarry activity) approximately 1400 feet west of the proposed lot. The proposed lot in the Town of Vermont contains either slopes exceeding 30% grade or is in a flood hazard area.

TOWN PLAN: The property is located in the town's agricultural preservation area.

HIGHWAY DEPT: County Highway JG is not a controlled access highway.

RESOURCE PROTECTION: There is an area of resource protection corridor associated with steep slopes over 20% grade on the proposed lot in Blue Mounds. No resource protection corridors on the proposed lot in Vermont.

STAFF: Given the sensitive features contained within the lot in Vermont, Staff suggests the zoning be changed to CO-1 Conservancy. It is suggested that the driveway agreement be revised to meet the standards found under DCCO 75.19(8), *Standards for ingress/egress access via shared driveway easement*. As indicated on the attached density study, the property remains eligible for one split. Staff recommends a deed restriction be recorded on the balance of A-1EX zoned land prohibiting further residential development.

TOWN: Both Towns approved the petition without conditions.