

Staff Report



Zoning and Land Regulation Committee

Public Hearing: **December 28, 2021**

Zoning Amendment Requested:

FP-35 Farmland Preservation District TO FP-1 Farmland Preservation District, FP-35 Farmland Preservation District TO RM-16 Rural Mixed-Use District, RR-4 Rural Residential District TO RM-16 Rural Mixed-Use District

Size: **33.45,3.67,0.1 Acres**

Survey Required: **Yes**

Reason for the request:

Expand existing residential lot

Petition 11776

Town/Section:

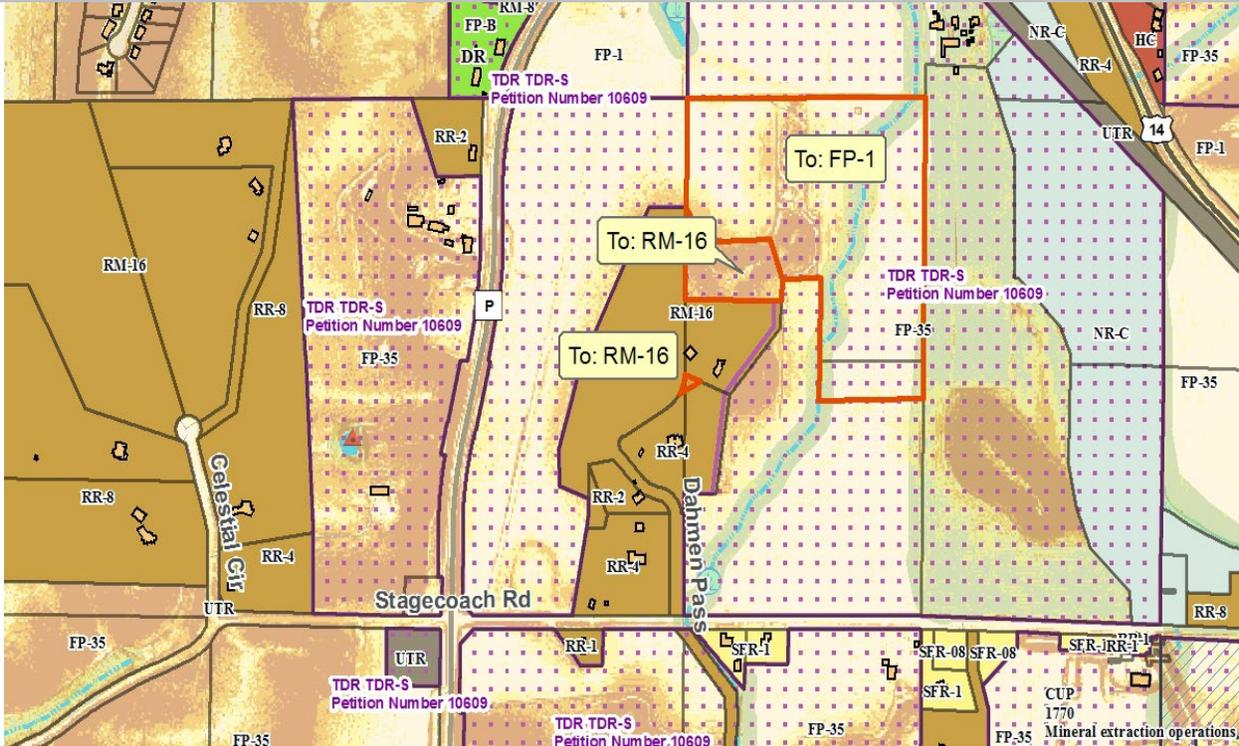
CROSS PLAINS, Section 10

Applicant

JAMES AESCHBACH

Address:

4480 DAHMEN PASS



DESCRIPTION: Applicant Aeschbach is in the process of acquiring 3.67 acres of land from adjoining owner Brunner in order to expand the size of the existing ~19 acre RM-16 residential parcel. As a result of the acquisition, Aeschbach’s RM-16 parcel will expand to ~23 acres, and the Brunner parcel will drop to ~33.5 acres and zoned into the FP-1 district. A two lot Certified Survey Map will be prepared to establish the new parcel boundaries. An access easement across a neighboring property (Festge) will ensure continued access to the Brunner parcel. No new development proposed. A waiver from the 66’ of road frontage requirement of the land division ordinance is requested for the proposed FP-1 parcel.

OBSERVATIONS: Existing uses of the subject property and surrounding properties are rural residential and ag / open space. An unnamed intermittent stream crosses the proposed FP-1 parcel. No sensitive environmental features.

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

RESOURCE PROTECTION: No resource protection areas located on the property.

STAFF: The proposal is consistent with town plan policies. The Brunner parcel will be accessed via an existing easement across the neighboring Festge parcel. Staff believes the requested waiver from the 66’ of road frontage requirement is appropriate for the proposed FP-1 ag / open space parcel. Staff recommends approval of the petition with no conditions. Any questions about this petition or staff report, please contact Majid Allan at (608) 267-2536 or allan@countyofdane.com

TOWN: Approved with no conditions.