

<b>Staff Report</b>    <b>Zoning and Land Regulation Committee</b>	Public Hearing: <b>September 20, 2022</b>		<b>Petition 11876</b>
	<u>Zoning Amendment Requested:</u> <b>FP-35 Farmland Preservation and RR-2 Rural Residential District TO RR-4 Rural Residential District,  FP-35 Farmland Preservation and RR-2 Rural Residential TO FP-1 Farmland Preservation District</b>		<u>Town/Section:</u> <b>CROSS PLAINS, Section 29</b>
	<u>Size:</u> <b>32.4 and 4.0 Acres</b>	<u>Survey Required:</u> <b>Yes</b>	<u>Applicant</u> <b>MICHAEL DIX</b>
	<u>Reason for the request:</u> <b>Creating residential lot for an existing residence and zoning compliance for remaining ag / open space lands</b>		<u>Address:</u> <b>3622 GARFOOT ROAD</b>



**DESCRIPTION:** Applicant owns a 37-acre FP-35 zoned parcel with existing residence, and proposes to separate the existing residence from the larger parcel by creating a new 4-acre RR-4 parcel. FP-1 zoning is requested for the remaining 32 acres of agricultural / open space land. A 2-lot Certified Survey Map (CSM) is proposed to effectuate the land division.

**OBSERVATIONS:** Existing uses of the property are rural residential and agriculture / open space. Surrounding land uses are also rural residential and agriculture / open space. No change in land use is proposed.

**TOWN PLAN:** The property is located in the town’s agricultural preservation area. The town has a one per 35-acre density policy; no density change is proposed with this petition.

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

**TOWN:** The Town Board approved the petition conditioned upon a deed restriction on the FP-1 property prohibiting residential development.

**STAFF:** The proposed separation of the residence from the larger parcel appears reasonably consistent with town plan policies. As indicated on the attached density study report, the property is not eligible for any further density units (“splits”) for new development. In order to ensure compliance with the town’s density standard, a restriction prohibiting residential development on the proposed FP-1 parcel would be appropriate.

Pending any concerns raised by the town of Cross Plains in the course of its review, or at the ZLR public hearing, staff recommends approval with the following condition:

1. Owner shall record a deed restriction on the FP-1 parcel (proposed lot 2) prohibiting residential development.

Any questions about this petition or staff report, please contact Majid Allan at (608) 267-2536 or [allan@countyofdane.com](mailto:allan@countyofdane.com)