
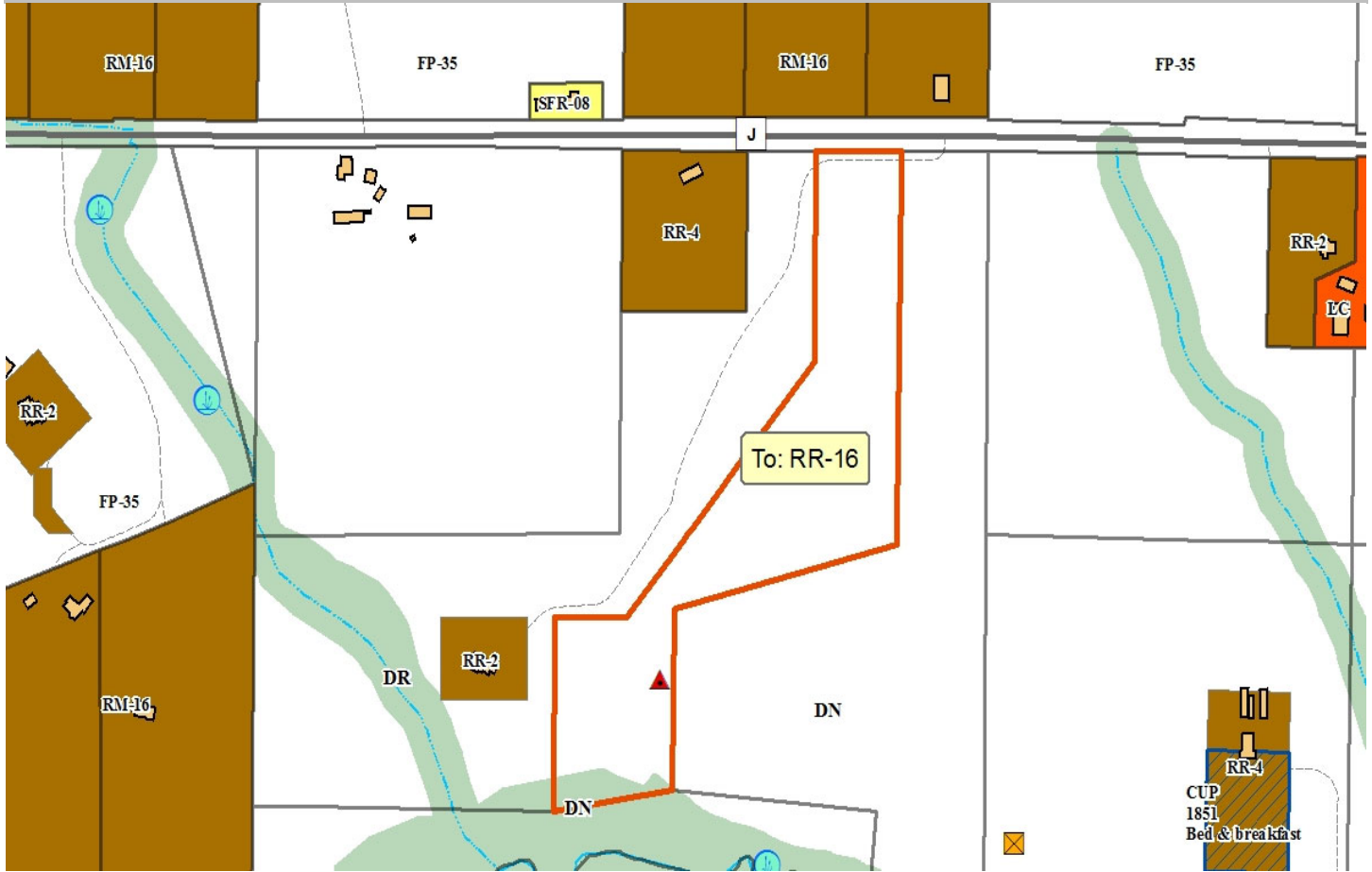


Staff Report  Zoning and Land Regulation Committee	Public Hearing: January 24, 2023		Petition 11916
	<u>Zoning Amendment Requested:</u> FP-35 Farmland Preservation District TO RR-16 Rural Residential District		<u>Town/Section:</u> CROSS PLAINS, Section 32
	<u>Size:</u> 21.03 Acres	<u>Survey Required:</u> Yes	<u>Applicant:</u> WILLIAM AND SUSAN LAUFENBERG
	<u>Reason for the request:</u> Creating one residential lot		<u>Address:</u> EAST OF 4541 COUNTY HIGHWAY J



DESCRIPTION: Applicants William and Susan Laufenberg wish to divide off a 21-acre residential lot from 60 acres that they own, and rezone it from FP-35 to RR-16. Under the current proposal, 40 acres of unplatted land would remain in FP-35 zoning.

OBSERVATIONS: The proposed lot or “home site” was planned back in 2004 when lands to the west were rezoned to create a residential spot zone as part of Rezone petition 8952. As part of that rezone approval, this parcel (0707-321-8050-0) was deed restricted to allocate one home site to it, and prohibit further residential development. The proposed lot is part of what was labeled as Parcel “B” on the Thom Grenlie exhibit contained in the enclosed Development Rights Agreement (recorded document No. 3977571). The proposed home location would be in the southern portion of the lot, on top of a hill.

The south end of the proposed lot contains steep slopes; however the proposed home site would be on high ground outside of these areas. See Resource Protection comments below.

County Highway J is not access-restricted at this location. However, the new lot would use a shared driveway which stretches across the proposed lot's frontage and serves 4541 CTH J to the west. The preliminary CSM shows the 66' wide driveway easement of record. Applicants state the remaining crop land will continue to get accessed from the south where there is an existing crossing over the creek.

HIGHWAY DEPT COMMENTS: CTH J is not a controlled access highway. Access Permit # 03A-005 allowed a single access point for 2 single family residences and agricultural access. No new access will be permitted on CTH J due to reconfiguration of lots. Any change of use of existing access or additional residence requires a permit. Estimate increase of traffic to be 10 trips per day due to rezone.

TOWN PLAN: The subject property is in the agricultural preservation land use district where a density policy applies. The applicant has the development right necessary, therefore the proposal can be considered consistent with the town comprehensive plan. (For questions about the town plan, contact Senior Planner Alexandra Andros at (608) 261-9780 or andros@countyofdane.com)

RESOURCE PROTECTION: Resource protection corridor is mapped on the south end of the proposed lot, reflecting the lands within the Shoreland Zone due to proximity to the Sugar River. The proposed southern and southeastern property lines are in close proximity to environmentally sensitive areas and development in these areas should be avoided by locating proposed residential development to the north and west. DNR maps show a "dammed pond" wetland under 2 acres in size along east side of the southern part of the lot. Topographic changes along the southeastern portion of the property may require approval from the DNR due to the dammed pond.

An erosion control permit may be required for a new driveway over 125 feet in length, and a stormwater management permit may be required for any addition of over 20,000 square feet of impervious surface. Contact the Dane County Land and Water Resources Department for more information.

TOWN ACTION: On January 12th, the Town Board recommended approval of the rezone without any special conditions.

STAFF RECOMMENDATION: Pending any comments at the public hearing, staff recommends approval subject to the applicant recording a CSM for the new lot.

Any questions about this petition or staff report please contact Rachel Holloway at (608) 266-9084 or holloway.rachel@countyofdane.com