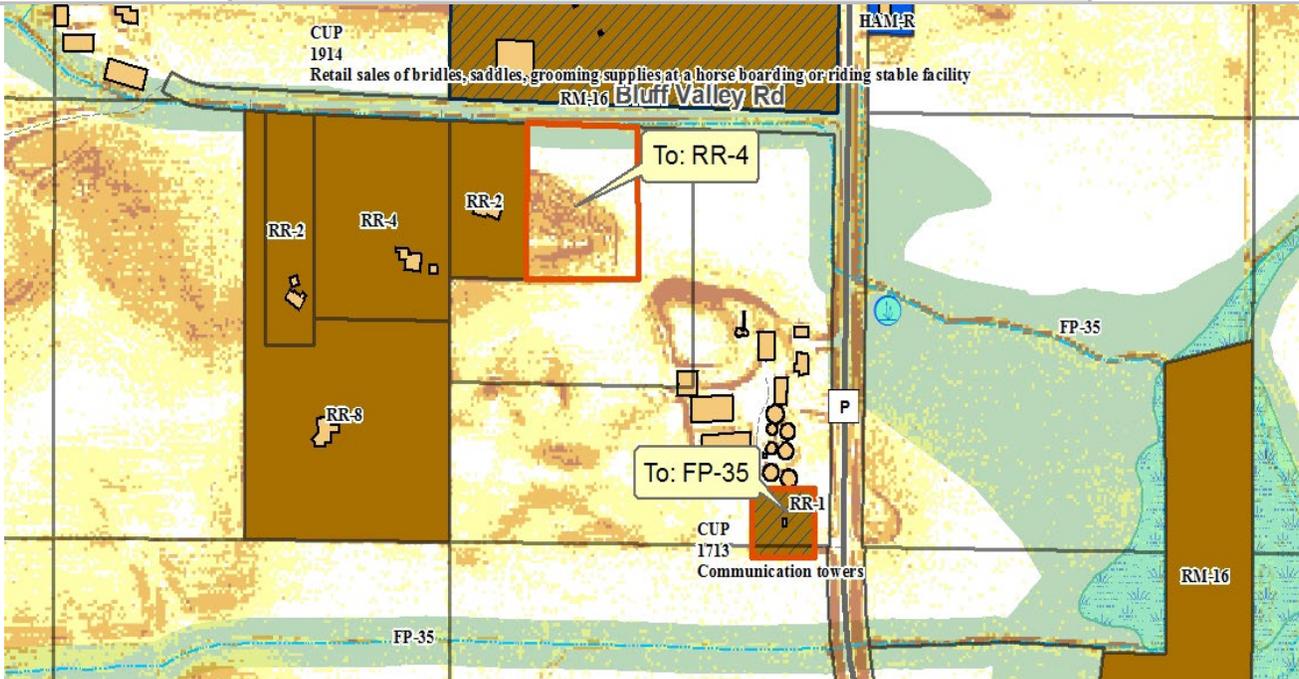


Staff Report  Zoning and Land Regulation Committee	<i>Public Hearing:</i> October 26, 2021	Petition 11757	
	<i>Zoning Amendment Requested:</i> FP-35 Farmland Preservation District TO RR-4 Rural Residential District		
	<i>Size:</i> 4.55 Acres	<i>Survey Required:</i> Yes	<i>Town/Section:</i> CROSS PLAINS, Section 27
	<i>Reason for the request:</i> Creating one residential lot		<i>Applicant:</i> SHAMROCK FARMS (Mark Farrell)
		<i>Address:</i> EAST OF 8665 BLUFF VALLEY ROAD	



DESCRIPTION: Landowner proposes to create a new 4.5 acre RR-4 residential lot and to rezone a small area of RR-1 zoning associated with a communication tower back to FP-35. The RR-1 zoning is no longer needed as communication towers are listed as a conditional use in the FP-35 district.

OBSERVATIONS: Existing use of the property is agriculture / open space. Surrounding land uses are agriculture / open space and rural residential. There are areas of steep slope topography on the property.

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 would exhaust the remaining potential for *new* nonfarm development on the property under the town density policy. However, town plan policies allow for separation of farm residences existing prior to 12/26/81, so that remains an option for the owner going forward. Town plan policies encourage protection of steep slope topography. In accordance with town plan policies, staff recommends approval of the petition with the following condition:

1. Development shall avoid the steep slopes exceeding 20% grade. The approximate extent of 20% slopes shall be depicted on the Certified Survey Map as a “no build” area.

Any questions about this petition or staff report, please contact Majid Allan at (608)720-0167 or allan@countyofdane.com

TOWN: Approved with no conditions.