
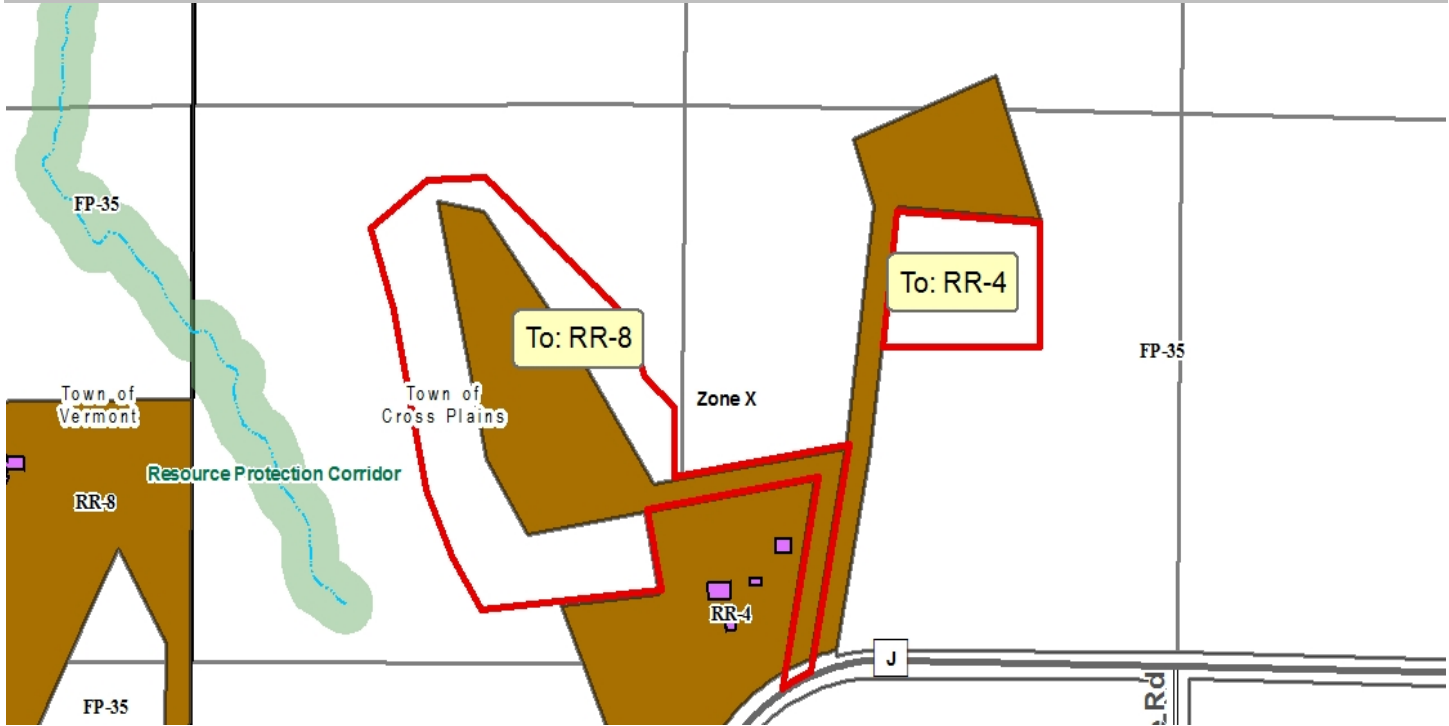


Staff Report  Zoning and Land Regulation Committee	Public Hearing: March 28, 2023		Petition 11932
	<u>Zoning Amendment Requested:</u> RR-4 Rural Residential District TO RR-8 Rural Residential District, FP-35 Farmland Preservation District TO RR-8 Rural Residential District, FP-35 Farmland Preservation District TO RR-4 Rural Residential District		<u>Town/Section:</u> CROSS PLAINS, Section 30
	<u>Size:</u> 7.98,6.7,2.89 Acres	<u>Survey Required:</u> Yes	<u>Applicant:</u> SHAMROCK FARMS
	<u>Reason for the request:</u> Increase the size of two residential lots		<u>Address:</u> EAST/NW OF 4974 COUNTY HIGHWAY J



DESCRIPTION: Shamrock Farms (the Farrells) would like to adjust the boundaries of two of their existing lots on CSM 12559. Shamrock Farms own both lots and would like to add land to the existing home sites in order to build a home on one and sell the other lot.

OBSERVATIONS: The proposed lot configuration meets the requirements of the RR-8 and RR-4 zoning districts, as well as the public road frontage requirement under the land division ordinance. There will be more than 35 acres of contiguous FP-35 land left on the surrounding lands.

Both lots are located roughly 1/3 of a mile from an existing nonconforming mineral extraction quarry to the north.

HIGHWAY DEPARTMENT COMMENTS: CTH J is not a controlled access highway. 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. No significant increase of traffic expected due to rezone. Note: An Application for Access Permit has been received by the Dane County Highway Department.

COMPREHENSIVE PLAN: The property is located in the town’s agricultural preservation area. Pending any concerns noted by the town in the course of its review, the proposed expansion/reconfiguration of the existing parcels appears reasonably consistent with comprehensive plan policies. (For questions about the comprehensive plan, contact Senior Planner Majid Allan at (608) 267-2536 or allan@countyofdane.com)

RESOURCE PROTECTION: There are no resource protection corridors mapped on the subject property.

LWRD COMMENTS: Flag lots typically require erosion control and stormwater management permits prior to development. Geometry of flag lots can make meeting stormwater requirements difficult.

TOWN ACTION: On March 16, 2023, the Town Board recommended approval of the rezone, with the condition that the County and applicant make sure there is access to the two lots and the fields.

STAFF RECOMMENDATION: Following the comments from the Town of Cross Plains and the County Highway Department, staff will require that the final CSM will show the existing driveway, which appears to fall within Lot 1. We recommend a broadly worded condition below in order to address this as part of the CSM process that will follow action on the rezoning, if the rezoning is approved.

Pending any comments at the public hearing, Staff recommends approval of the petition with the following condition:

1. The certified survey map associated with rezone Petition #11932 shall provide for access easement rights for the CSM lots and surrounding farm lands.

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