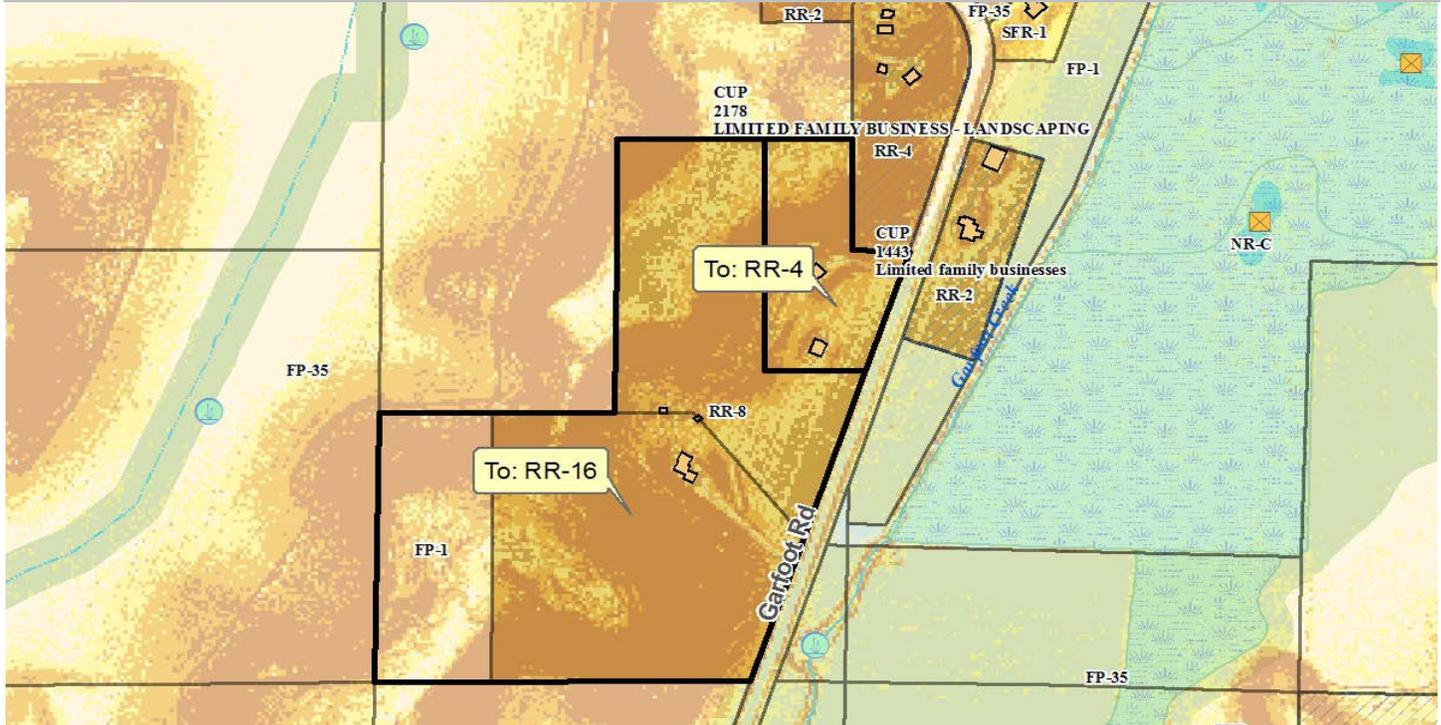


<p>Staff Report</p>  <p>Questions? Contact Brian Standing, standing@countyofdane.com, 608-267-4115</p>	<p>Public Hearing: August 25, 2020</p> <p><u>Zoning Amendment Requested:</u> RR-8 Rural Residential District TO RR-4 Rural Residential District, RR-8 Rural Residential District TO RR-16 Rural Residential District, FP-1 Farmland Preservation District TO RR-16 Rural Residential District</p>	<p>Petition 11575</p> <p><u>Town/Section:</u> CROSS PLAINS, Section 8</p>	
	<p><u>Size:</u> 5.0,25.3,6.1 Acres</p>	<p><u>Survey Required:</u> Yes</p>	<p><u>Applicant</u> BRUCE HOEHNE</p>
	<p><u>Reason for the request:</u> Shifting of property lines between adjacent land owners</p>		<p><u>Address:</u> 4535 GARFOOT ROAD</p>



DESCRIPTION: Lochner Revocable Trust wishes to acquire approximately 11 acres from their neighbor, Bruce and Nancy Hoehne, and attach it to their existing property. At the same time, Lochner Trust wishes to bring an existing 6.17-acre FP-1 parcel (also owned by Lochner Trust) within their existing lot boundaries. This will bring the Lochner Trust property up to a total of approximately 31.69 acres, which is proposed to be zoned RR-16. RR-4 zoning is proposed for the revised 5.05-acre Hoehne property. All new lots will require new Certified Survey Maps.

OBSERVATIONS: Proposed lots conform to the dimensional requirements of the zoning ordinance and the land division ordinance. Existing buildings will also conform to zoning setbacks. No new homesites would be created with this petition.

TOWN PLAN: The property is within a Farmland Preservation Area under the *Town of Cross Plains / Dane County Comprehensive Plan*.

RESOURCE PROTECTION: Wetlands and floodplains associated with Black Earth Creek are on the opposite side of Garfoot Road from the affected property. Portions of these resources fall within 300' of existing building sites. In the event that additional development, land disturbance or impervious surface is proposed in the future, landowners should check with the Zoning Division to see whether shoreland zoning standards apply.

STAFF: Recommend approval with no conditions.

TOWN: The Town Board has approved the proposal with no conditions.