
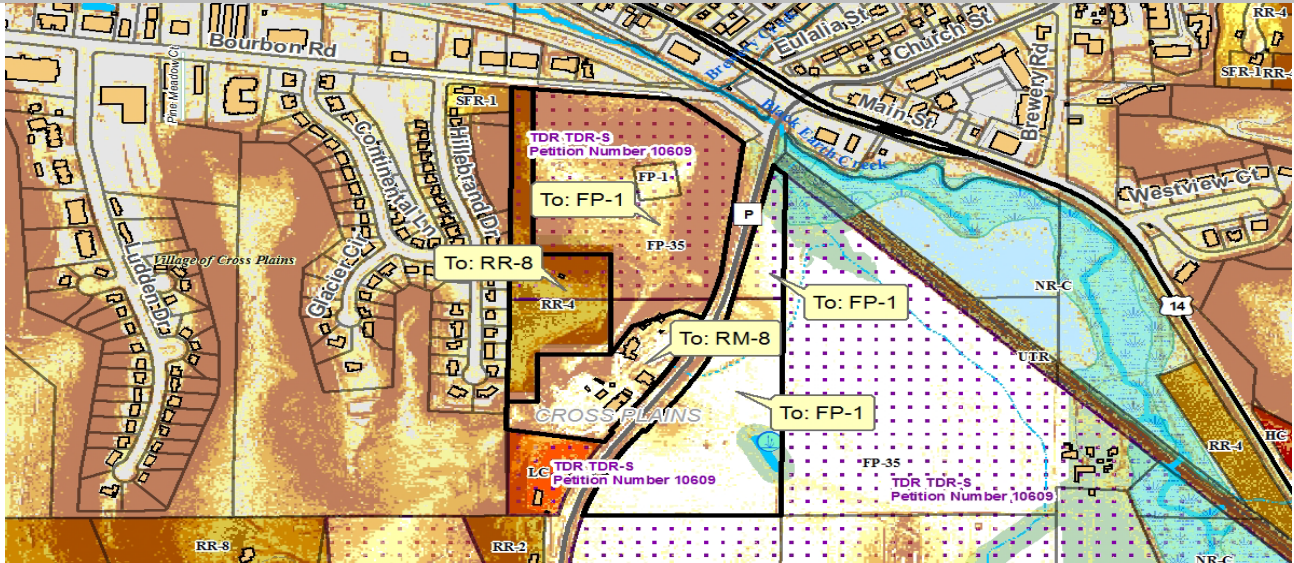


Staff Report  Zoning and Land Regulation Committee	Public Hearing: October 27, 2020	Petition 11605
	Zoning Amendment Requested: FP-35 Farmland Preservation District TO FP-1 Farmland Preservation District, FP-35 Farmland Preservation District TO FP-1 Farmland Preservation District, FP-35 Farmland Preservation District TO RM-8 Rural Mixed-Use District, RR-4 Rural Residential District	Town/Section: CROSS PLAINS, Section 3
	Size: 20.36,24.51,9.59,10.39 Acres Survey Required. Yes	Applicant GARY BRUNNER
Reason for the request: Separating the existing farmstead for the farmland and creating a residential lot		Address: 4597 COUNTY HWY P



DESCRIPTION: Landowner wishes to:

1. rezone 9.65 acres from the FP-35 zoning district to the RM-8 zoning district to allow for the separation of an existing farmhouse and agricultural buildings from the balance of the property;
2. rezone 10.64 acres from the RR-4 zoning district to the RR-8 zoning district to allow for the combination of two vacant, metes-and-bounds parcels into a single residential lot, and;
3. rezone the 44.87-acre balance of the Section 3 portion of the property to the FP-1 zoning district to allow for the creation of two agricultural lots, which will be sold to a third party.

OBSERVATIONS: This petition will clean up a number of discrepancies in parcel and zoning boundaries. The net effect of these actions would be to **reduce** the number of approved building sites for new homes from two to one.

TOWN PLAN: The property is within a farmland preservation area in the *Town of Cross Plains / Dane County Comprehensive Plan* and the *Dane County Farmland Preservation Plan*. Residential density is generally capped at one unit per thirty five acres owned as of December 26, 1981. Separation of an existing residence is exempt. The 138-acre 1981 original farm includes lands in Section 10. Because this petition would **combine** two existing buildable parcels into one, there would be three homesites remaining if approved.

DANE COUNTY HIGHWAY DEPT: CTH P is a controlled highway. No new accesses will be permitted to CTH DM. Estimate 10 trips per day due to rezone.

RESOURCE PROTECTION: No resource protection corridors fall within 300 feet of proposed development sites.

STAFF: Recommend approval with no conditions.

TOWN: On 8/13/2020, the Town of Cross Plains Board voted to recommend approval, with no conditions.

Questions? Contact Brian Standing at standing@countyofdane.com