



Staff Report

Public Hearing: **May 10, 2016**

Petition: **Rezone 10970**

Zoning Amendment:
A-1EX Exclusive Agriculture District and R-1 Residence District to A-2 Agriculture District

Town/sect:
Cross Plains Section 35

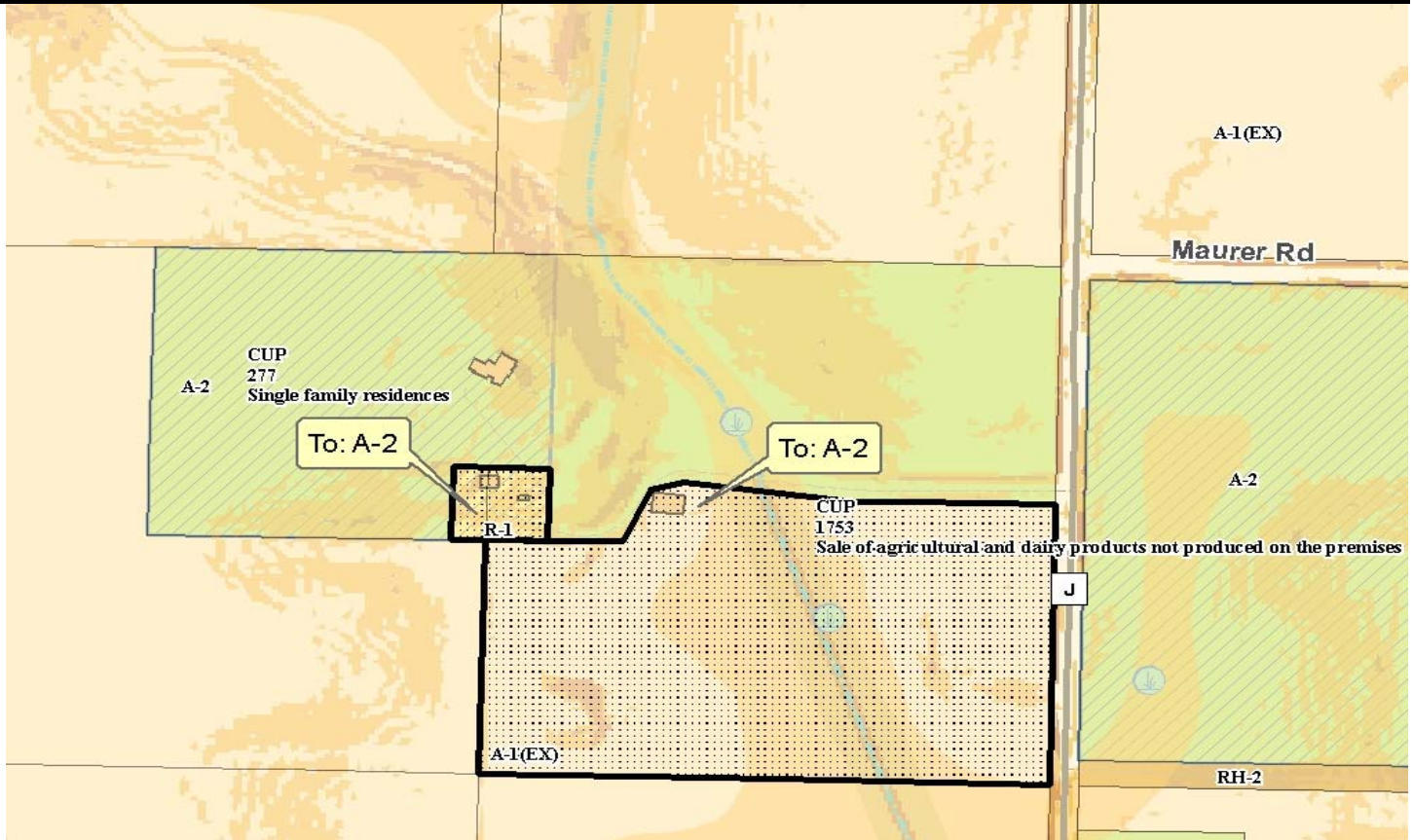
Zoning and Land Regulation Committee

Acres: 21.13, 0.90
Survey Req. Yes

Applicant
Charlton REV TR, Serena

Reason:
Shifting of property lines between adjacent land owners

Location:
3391 County Highway J



DESCRIPTION: Applicant proposes to reconfigure existing lot boundaries between separate adjoining residential parcels under common ownership. The resulting A-2 zoned parcels would total 20 acres (northerly lot), and 31.9 acres (southerly lot).

OBSERVATIONS: The property consists of approximately 35% class II soils. An intermittent stream bisects the property. No new development is proposed.

TOWN PLAN: The property is located in the town's agricultural preservation area. As indicated on the attached density study report, the original farm property will remain eligible for 6 possible splits if the petition is approved. Agreements found in recorded deeds appear to indicate that WPD Investments LLC is eligible for all 6 of the possible splits on the lands the LLC owns from the original farm unit.

RESOURCE PROTECTION: An area of resource protection corridor associated with the intermittent stream is located on the property.

STAFF: The proposed reconfiguration of lot boundaries appears reasonably consistent with town plan policies. As indicated above, agreements found in recorded deeds appear to have transferred 6 of the 7 remaining splits to land owned by WPD Investments LLC. As a result, Ms. Charlton will remain eligible for 1 possible split on lands that she retains, and WPD Investments LLC will remain eligible for 6 possible splits. Note that any future development will need to comply with siting standards and criteria found in the Town of Cross Plains Comprehensive Plan.

TOWN: Approved with no conditions.