



# Staff Report

Public Hearing: **June 26, 2018**

Petition: **Petition 11291**

Zoning Amendment:  
**A-1EX Agriculture District TO RH-2 Rural Homes District**

Town/sect:  
**CROSS PLAINS,  
Section 34**

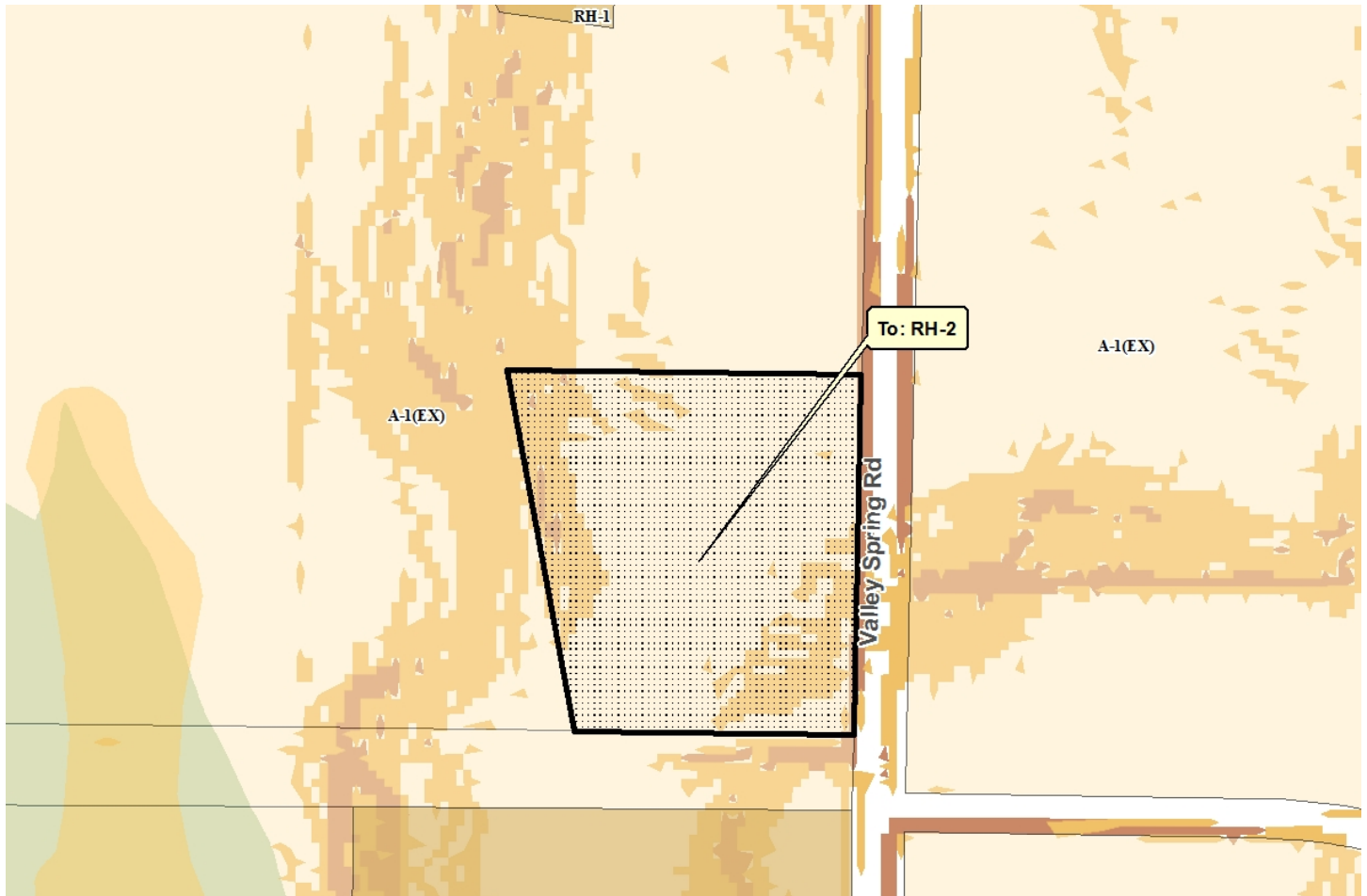
Acres: 4.39  
Survey Req. Yes

Applicant  
**CONNORS REV TR,  
SHAWN A & MAUREEN  
K**

Reason:  
**Creating one residential lot**

Location:  
**WEST OF VALLEY  
SPRING ROAD**

Zoning and Land Regulation Committee



**DESCRIPTION:** The landowner wishes to rezone approximately 4.39 acres to create a new lot for a single-family home.

**OBSERVATIONS:** The property is part of a 146-acre farm. The area is currently tilled having slopes at 10 percent grade. No sensitive environmental features are observed.

**TOWN PLAN:** The property is in a Farmland Preservation Area in the town/county comprehensive plan and the *Dane County Farmland Preservation Plan*. Nonfarm residential density is capped at one unit per 35 acres owned as of 12/26/1981. If Petition 11291 is approved, there will be 2 splits remaining on the 146-acre farm (see attached density study).

**RESOURCE PROTECTION:** There are no mapped Resource Protection Corridors on the proposed lot.

**STAFF:** The proposed lot meets applicable widths, area and frontage requirements of Chapter 10 and Chapter 75, Dane County Code.

**TOWN:** The Town Board approved the petition with no conditions.