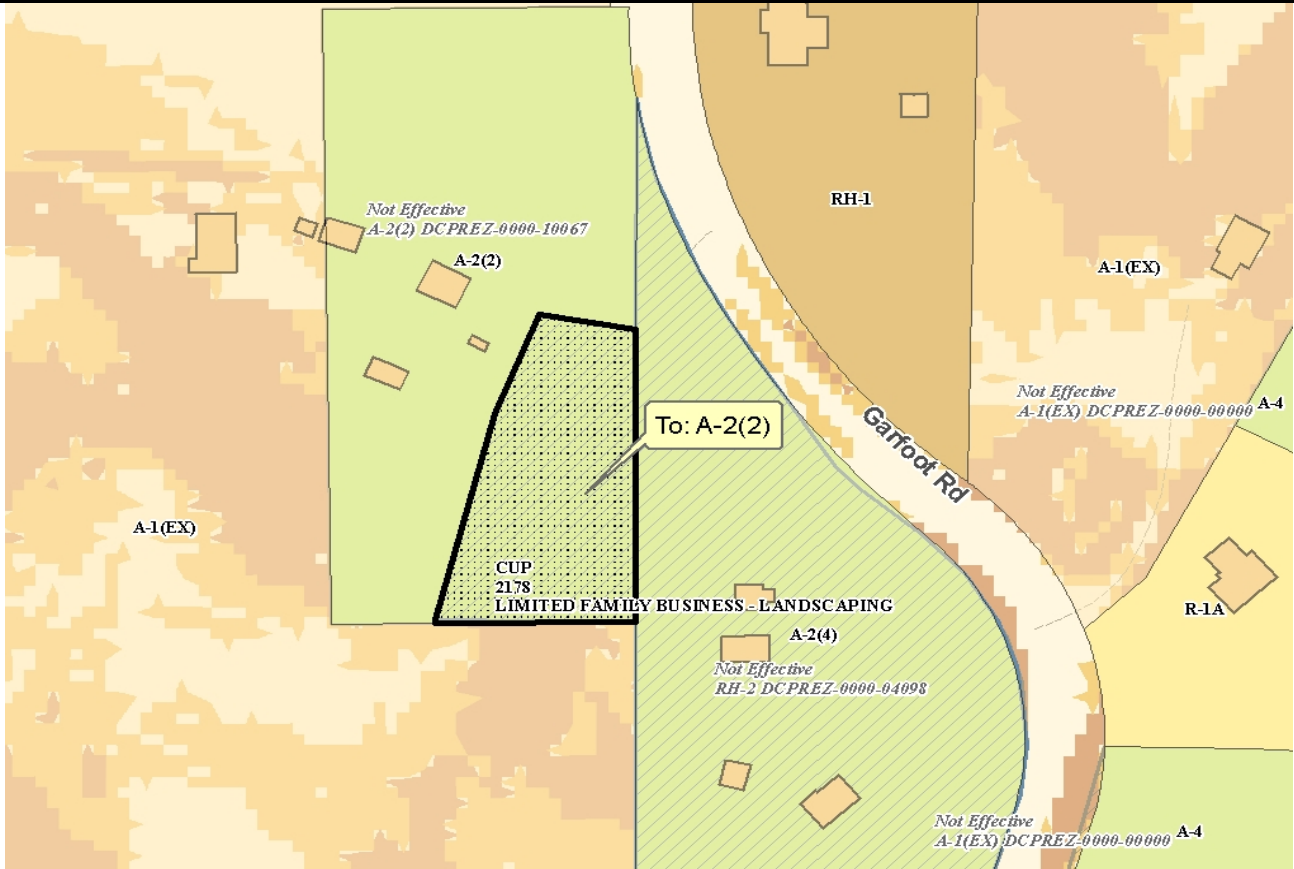




Staff Report

Zoning and Land Regulation Committee	Public Hearing: July 26, 2016	Petition: Rezone 11002
	Zoning Amendment: A-2(4) Agriculture District to A-2(2) Agriculture District	Town/sect: Cross Plains Section 04
	Acres: 0.84 Survey Req. Yes	Applicant Janice G Doyle
	Reason: Shifting of property lines between adjacent land owners	Location: 4575 Garfoot Road



DESCRIPTION: Applicant proposes to reconfigure the boundaries between two adjoining lots held in single ownership. The owner had previously obtained approval of a CUP in 2011 for operation of a small family-owned landscaping business on the easterly A-2(4) zoned parcel. The previous proposal resulted in the current parcel configuration. The business is dissolving and the owner wishes to return the two adjoining parcels to their original configuration. No new development is proposed and no new parcel will be created.

OBSERVATIONS: An accessory building is located on the subject property, which is partially wooded. No sensitive environmental features observed.

TOWN PLAN: The property is located in the town's Agricultural Preservation Area.

RESOURCE PROTECTION: No resource protection corridors located on the property. No new development proposed.

STAFF: The proposal appears consistent with town plan policies. The land to be rezoned A-2(2) would be consolidated with the surrounding A-2(2) zoned property through the recording of a new two lot Certified Survey Map.

TOWN: Approved with no conditions.