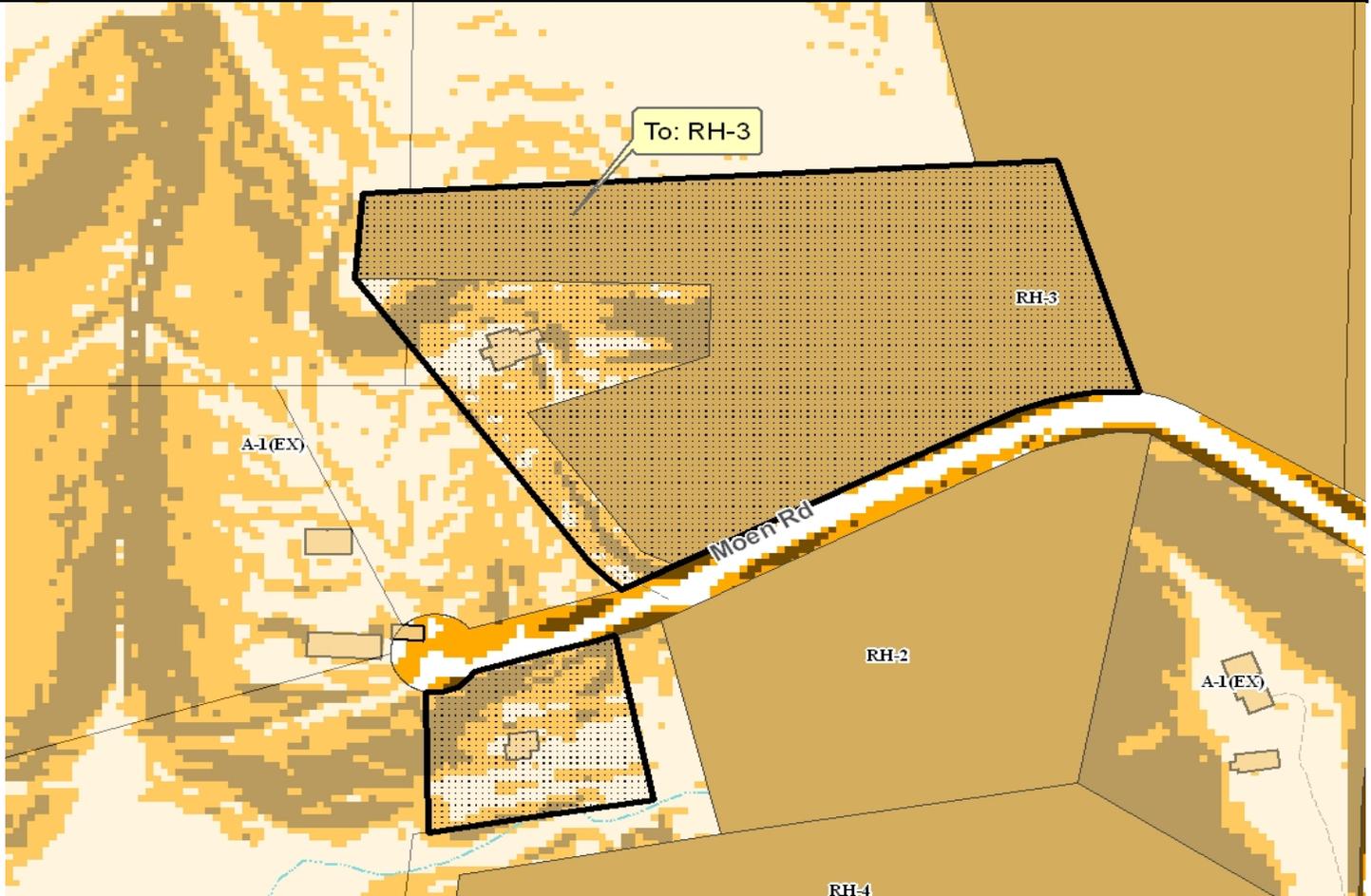




Staff Report

Zoning and Land Regulation Committee	<i>Public Hearing:</i> January 27, 2015	<i>Petition:</i> Rezone 10796
	<i>Zoning Amendment:</i> A-2(2) Agriculture District to RH-3 Rural Homes District	<i>Town/sect:</i> Cross Plains Section 19
	<i>Acres:</i> 10.1 <i>Survey Req. Yes</i>	<i>Applicant</i> Zach Vangorden
	<i>Reason:</i> Shifting of property lines between adjacent land owners	<i>Location:</i> 9262 Moen Rd



DESCRIPTION: Applicant proposes to expand the size of their existing A-2(2) zoned parcel (lot 1 CSM 9407) by combining it with the adjoining RH-3 zoned parcel (lot 2 CSM 12697). The resulting parcel would total roughly 10 acres and be zoned RH-3. This proposal would erase an existing, vacant lot, thus resulting in a split being made available to the seller for use elsewhere on their property.

OBSERVATIONS: No sensitive environmental features observed. There is no new development proposed.

TOWN PLAN: The property is located in the town's agricultural preservation area.

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

STAFF: The proposal appears consistent with town plan policies. No new development is proposed. If the petition is approved, the seller – Esser Pine Hill Trust – would gain one additional split for possible future use elsewhere on their property.

TOWN: Pending.