
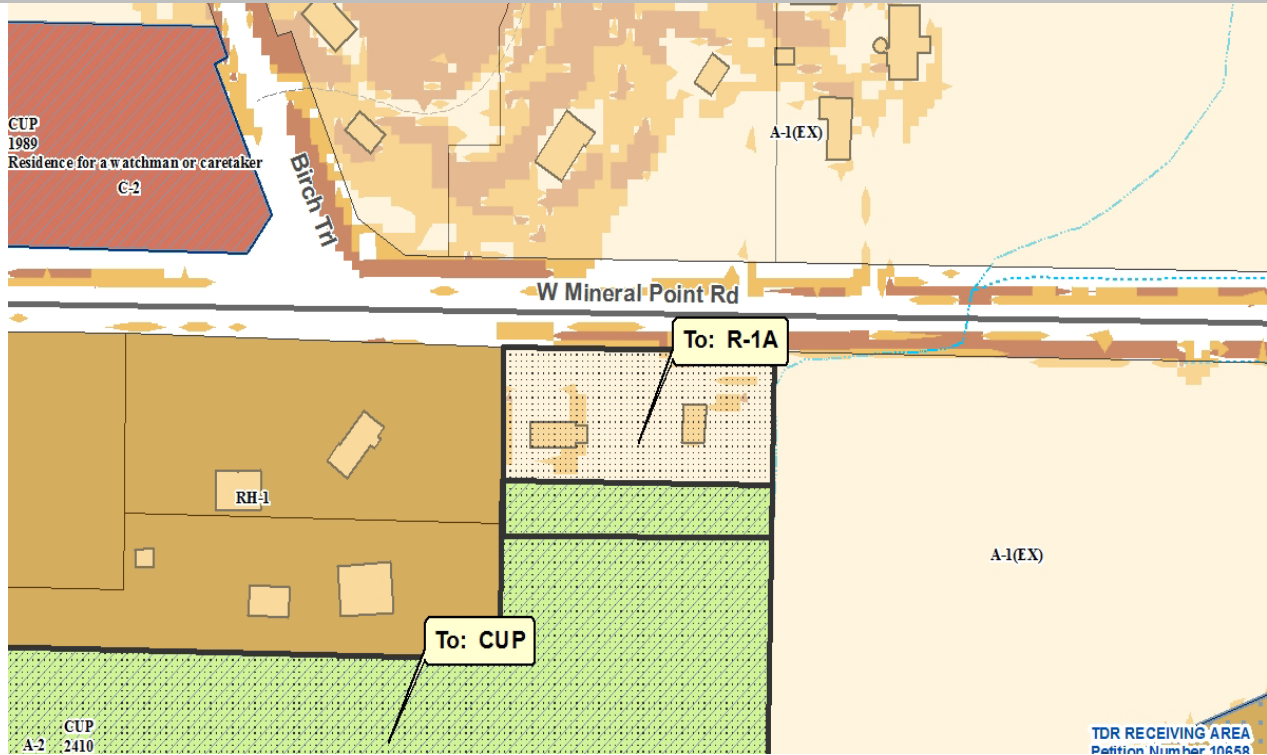


<b>Staff Report</b>    <b>Zoning and Land Regulation Committee</b>	<u>Public Hearing:</u> <del>January 22, 2019</del> February 12, 2019		<b>Petition 11377</b>
	<u>Zoning Amendment Requested:</u> <b>A-1EX Agriculture District and A-2 Agriculture District to R-1A Residence District</b>		<u>Town/Section:</u> <b>Cross Plains, Section 26</b>
	<u>Size:</u> <b>1.08, 0.50 Acres</b>	<u>Survey Required?</u> <b>Yes</b>	<u>Applicant:</u> <b>Larry Thiemann</b>
	<u>Reason for the request:</u> <b>Shifting of property lines between adjacent land owners</b>		<u>Address:</u> <b>8187 West Mineral Point Road</b>



**DESCRIPTION:** Larry Thiemann wishes to sell 0.50 acres of his property, currently in the A-2 zoning district, to his neighbor to the north, Thomas Weber. At the same time, Thomas Weber seeks to bring the expanded 1.58-acre A-1EX lot into zoning compliance by rezoning the combined parcel to the R-1A zoning district.

**OBSERVATIONS:** The additional acreage will allow Mr. Weber to build an addition to his existing home, while meeting side yard setbacks. No new homesite will be created as a result of this petition.

**DANE COUNTY HIGHWAY:** County Highway S (Mineral Point Road) is a controlled access highway. No new accesses will be permitted. Any changes in land use will need a new highway access permit.

**TOWN PLAN:** The property is in a Farmland Preservation Area in the Town of Cross Plains / Dane County Comprehensive Plan and the Dane County Farmland Preservation Plan. Because no new homesite is created, density caps do not apply.

**RESOURCE PROTECTION:** An intermittent stream (possibly navigable under state law) appears to cross the eastern edge of the property from north to south. The existing home and proposed addition are approximately 200 feet to the west of the apparent channel.

**STAFF:** Recommend approval with no conditions.

**TOWN:** The Town Board will be acting on the petition on February 11th.