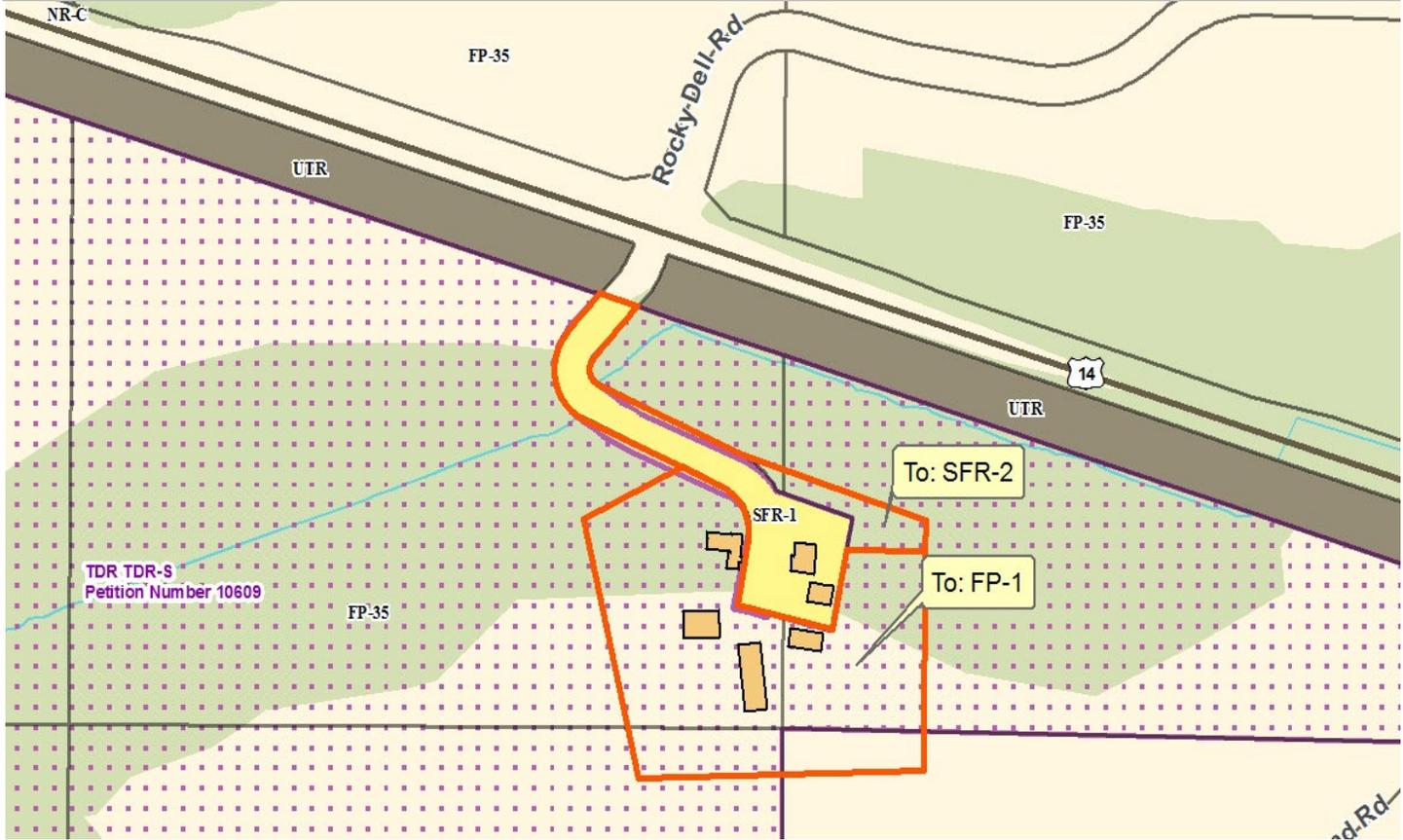
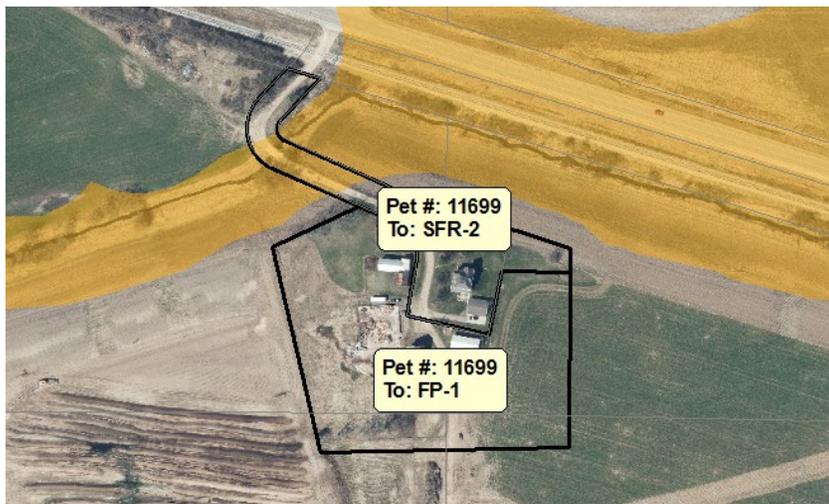


Staff Report  Zoning and Land Regulation Committee	<i>Public Hearing:</i> June 22, 2021	Petition 11699	
	<i>Zoning Amendment Requested:</i> FP-35 Farmland Preservation District TO SFR-2 Single Family Residential District, FP-35 Farmland Preservation District TO FP-1 Farmland Preservation District, SFR-1 Single Family Residential District TO SFR-2 Single Family Residential District		<i>Town/Section:</i> CROSS PLAINS, Section 12
	<i>Size:</i> 0.37,5.19,1.71 Acres	<i>Survey Required:</i> Yes	<i>Applicant:</i> NATHAN J WAGNER
	<i>Reason for the request:</i> Increasing the size of a residential lot and creating an agricultural lot		<i>Address:</i> 8067 US HIGHWAY 14



DESCRIPTION: The applicant wishes to increase the size of an existing residential lot (SFR-1 to SFR-2) in order to incorporate the sewer easement. Neighboring agricultural land purchased will remain in agricultural use.



OBSERVATIONS: The property is surrounded by agricultural and rural residential uses.

TOWN PLAN: The subject property is in a combination of the *Agricultural Preservation* district and the *Environmental & Resource Protection* land use districts of the town of Cross Plains Comprehensive Plan.

RESOURCE PROTECTION: Steep slopes and partially hydric soils exist north of the lots along Hwy 14.

STAFF UPDATE (7/8/21): The petition was postponed at the June 22nd ZLR public hearing pending consideration and action on a requested waiver from the 66' of road frontage subdivision code requirement for the proposed FP-1 lot.

If the ZLR grants the requested waiver, staff recommends approval of the zoning petition with the following condition:

- 1) An access easement shall be shown on the CSM across lot 1 for the benefit of lot 2.

Any questions about this petition or staff report please contact Pamela Andros at (608) 261-9780 or andros@countyofdane.com

TOWN: Approved.