
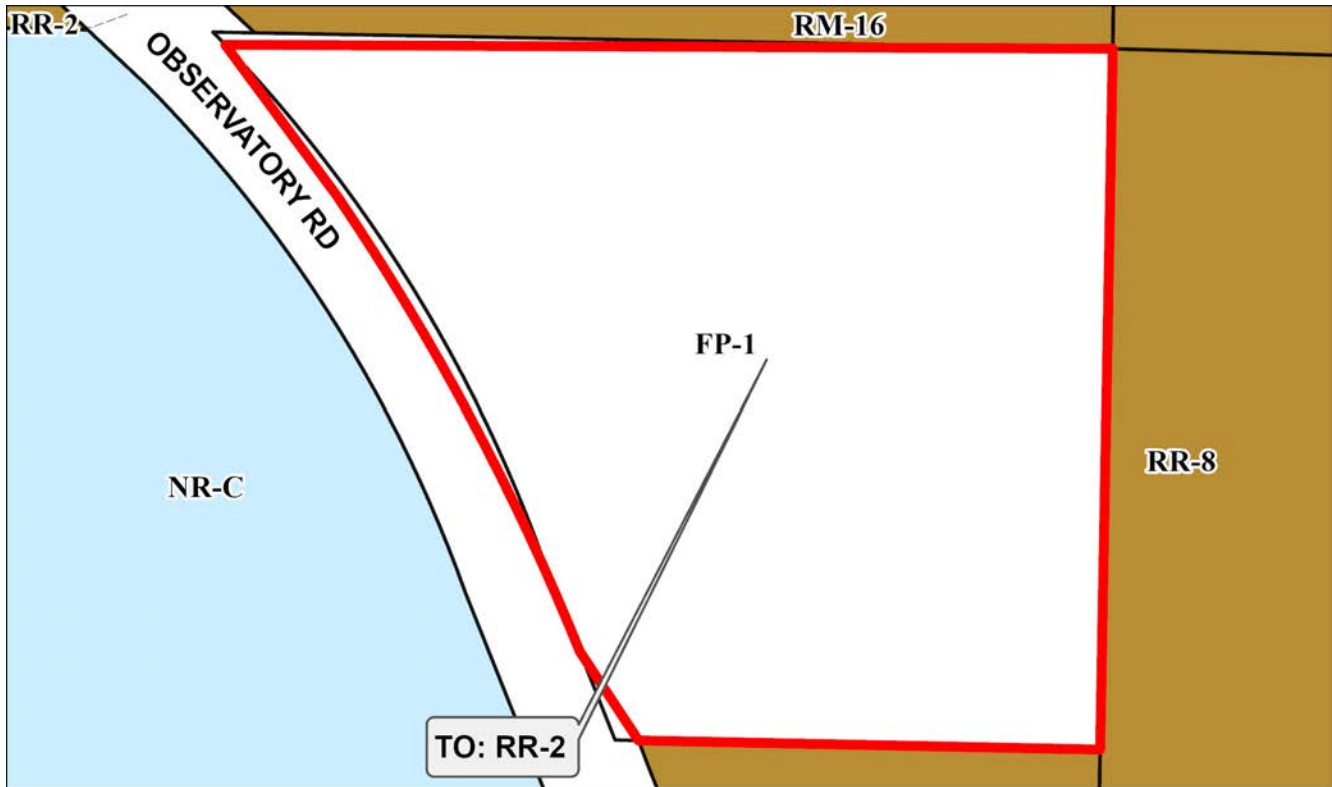


Staff Report  Zoning & Land Regulation Committee	<u>Public Hearing:</u> September 24, 2024	Petition 12098
	<u>Zoning Amendment Requested:</u> FP-1 Farmland Preservation District TO RR-2 Rural Residential District	<u>Town, Section:</u> CROSS PLAINS, Section 16
	<u>Size:</u> 6.24 Acres	<u>Survey Required:</u> Yes
	<u>Reason for the request:</u> Creating two residential lots	
		<u>Address:</u> SOUTH OF 4114 OBSERVATORY RD



DESCRIPTION: The Mary Ann B Connors Trust proposes a rezone in order to split their property into two residential lots that can be sold. The property existed prior to 1981 when the town adopted agricultural preservation.

OBSERVATIONS: The property is a metes and bounds parcel that would be divided by certified survey map (CSM). The proposed lots meet county ordinance requirements including minimum lot size and public road frontage.

COMPREHENSIVE PLAN: The 8-acre property was created legally in 1964, and was subsequently zoned as a legal, nonconforming parcel in the old A-1 (exclusive) zoning district. Under the *Town of Cross Plains / Dane County Comprehensive Plan*, such parcels, if 4 acres or larger, can be redivided and rezoned to create no more than two building sites. For questions about the town plan, contact Senior Planner Brian Standing at (608) 267-4115 or standing.brian@danecounty.gov.

RESOURCE PROTECTION: There are no sensitive environmental features on or within 300 feet of the subject property.

TOWN ACTION: The Town Board approved the proposed rezone with no conditions.

STAFF RECOMMENDATION: Pending any comments at the public hearing, staff recommends approval with no conditions other than the applicant recording the CSM.

Please contact Rachel Holloway at (608) 266-9084 or holloway.rachel@danecounty.gov if you have questions about this petition or staff report.