

Staff Report  Zoning & Land Regulation Committee	<u>Public Hearing:</u> July 23, 2024	Petition 12066
	<u>Zoning Amendment Requested:</u> FP-35 Farmland Preservation District TO RR-8 Rural Residential District	<u>Town, Section:</u> CROSS PLAINS, Section 16
	<u>Size:</u> 2.02 Acres	<u>Survey Required:</u> Yes
	<u>Reason for the request:</u> Increase the size of an existing residential lot	
		<u>Applicant:</u> REGENTS OF UNIV OF WISCONSIN
		<u>Address:</u> NW OF 4070 OBSERVATORY RD



DESCRIPTION: Andrew Lochner proposes a rezone in order to acquire about 2 acres from the UW Board of Regents and add it to his RR-8 zoned residential lot. The property being rezoned is located next to the Lochner property on the east side of Observatory Road, which separates it from the rest of the UW property that comprises over 36 acres. The Lochners would consolidate their lands via certified survey map (CSM) to create one lot approximately 12.5 acres in size.

OBSERVATIONS: The proposed lot meets the requirements of the proposed zoning district and county ordinances, including lot size and public road frontage. This would also consolidate the parcels on the Lochner property, which appears to consist of two separate tax parcels today.

COMPREHENSIVE PLAN: The property is within a Farmland Preservation Area under the [Town of Cross Plains / Dane County Comprehensive Plan](#) and the [Dane County Farmland Preservation Plan](#). Residential development is capped at one homesite per 35 acres owned as of December 26, 1981. Because Petition 12066 would not create a new homesite, and simply reconfigures existing property lines, the proposal appears entirely consistent with adopted plan policies.

For questions about the town plan, contact Senior Planner Brian Standing at standing.brian@danecounty.gov.

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

TOWN ACTION: On June 13, 2024 the Town Board recommended approval of the petition with the condition that accepting this does not allow for additional development entitlement with this parcel.

STAFF RECOMMENDATION: Pending any comments at the public hearing, staff would recommend approval of the rezone petition subject to the following conditions:

1. No additional development of the property is enabled by approval of Rezone Petition #12066.

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