



Notice of Public Hearing

Zoning and Land Regulation Committee

Public Hearing: **June 27, 2017**

Zoning Amendment:
A-1EX Agriculture District TO RH-2 Rural Homes District, RH-1 Rural Homes District TO RH-2 Rural Homes District

Acres: 5.3,5.58
Survey Req. Yes

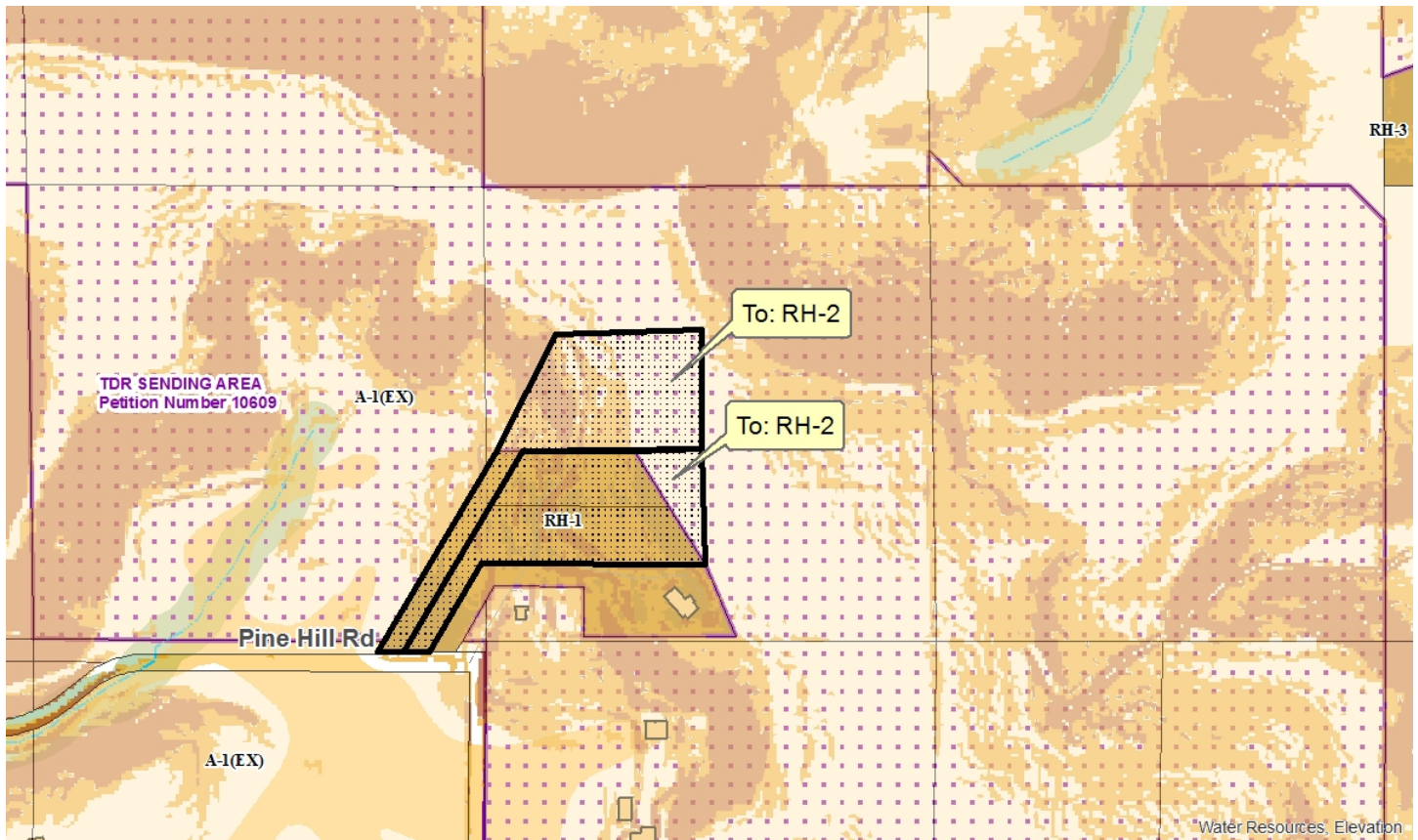
Reason:
Shifting of property lines between adjacent land owners

Petition: **Petition 11139**

Town/sect:
CROSS PLAINS, Section 14

Applicant
ESSER FAMILY TR

Location:
8456 PINE HILL RD



DESCRIPTION: Applicant is requesting this petition to reconfigure and expand two existing RH-1 lots and put them into the RH-2 zoning district.

OBSERVATIONS: CSM 9842 created three adjacent residential lots from the original farm, which were rezoned to the RH-1 zoning district by Petition 7899. Under this petition, CSM 9842 Lot 1 would remain in the RH-1 zoning district, while Lots 2 and 3 would be resurveyed and rezoned to the RH-2 district.

TOWN PLAN: The properties are within a Farmland Preservation Area under the town/county comprehensive plan and the Dane County Farmland Preservation Plan. Residential development is limited to one unit per thirty five acres. No new housing units are proposed under this petition.

RESOURCE PROTECTION: There are no mapped resource protection areas on the site. Some areas of slopes exceeding 12% cross the proposed lots.

STAFF: No conditions recommended.

TOWN: Approved with no conditions.