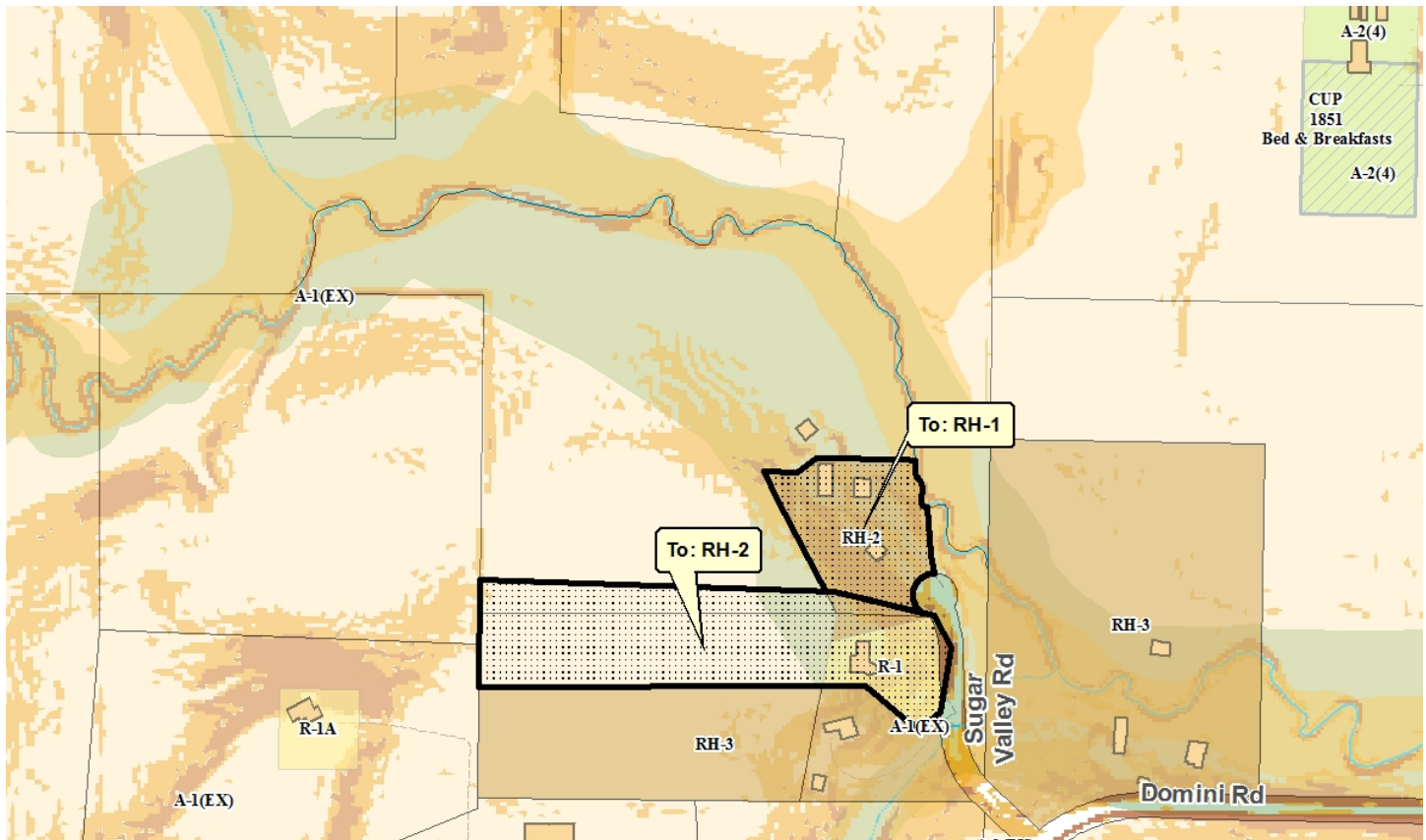




Staff Report

Zoning and Land Regulation Committee

<i>Public Hearing:</i> April 24, 2018	<i>Petition:</i> Petition 11268
<i>Zoning Amendment:</i> R-1 Residence District TO RH-2 Rural Homes District, A-1EX Agriculture District TO RH-2 Rural Homes District, RH-2 Rural Homes District TO RH-1 Rural Homes District	<i>Town/sect:</i> CROSS PLAINS, Section 32
<i>Acres:</i> 1.54,5.64,2.97 <i>Survey Req.</i> Yes	<i>Applicant</i> JAMES R KOPATZ
<i>Reason:</i> Shifting of property lines between adjacent land owners	<i>Location:</i> 3305 SUGAR VALLEY RD



DESCRIPTION: This petition would facilitate the exchange of land between owners of two adjacent CSM lots, expanding the Kopatz property. At the same time, this petition would bring the Kopatz property into zoning compliance by bringing the entire property into the RH-2 zoning district.

OBSERVATIONS: No new homesite would be created as a result of this petition.

TOWN PLAN: The property is within a Farmland Preservation Area as identified in the Town of Cross Plains / Dane County Comprehensive Plan and the Dane County Farmland Preservation Plan.

RESOURCE PROTECTION: Floodplains and slopes associated with the Sugar River channel cross the eastern portion of the property. No new development is proposed as part of this transaction. Shoreland zoning standards would apply to any new development.

STAFF: Recommend approval with no conditions.

TOWN: The Town Board approved this petition with no conditions.