



Staff Report

Zoning and Land Regulation
Committee

Public Hearing: **August 28, 2018**

Zoning Amendment:
**A-1EX Agriculture District to A-2
(4) Agriculture District; A-2 (2)
Agriculture District to A-2 (4)
Agriculture District; A-2 (2)
Agriculture District to A-2 (8)
Agriculture District; and A-2 (4)
Agriculture District to A-2 (8)
Agriculture District**

Petition: **Petition 11320**

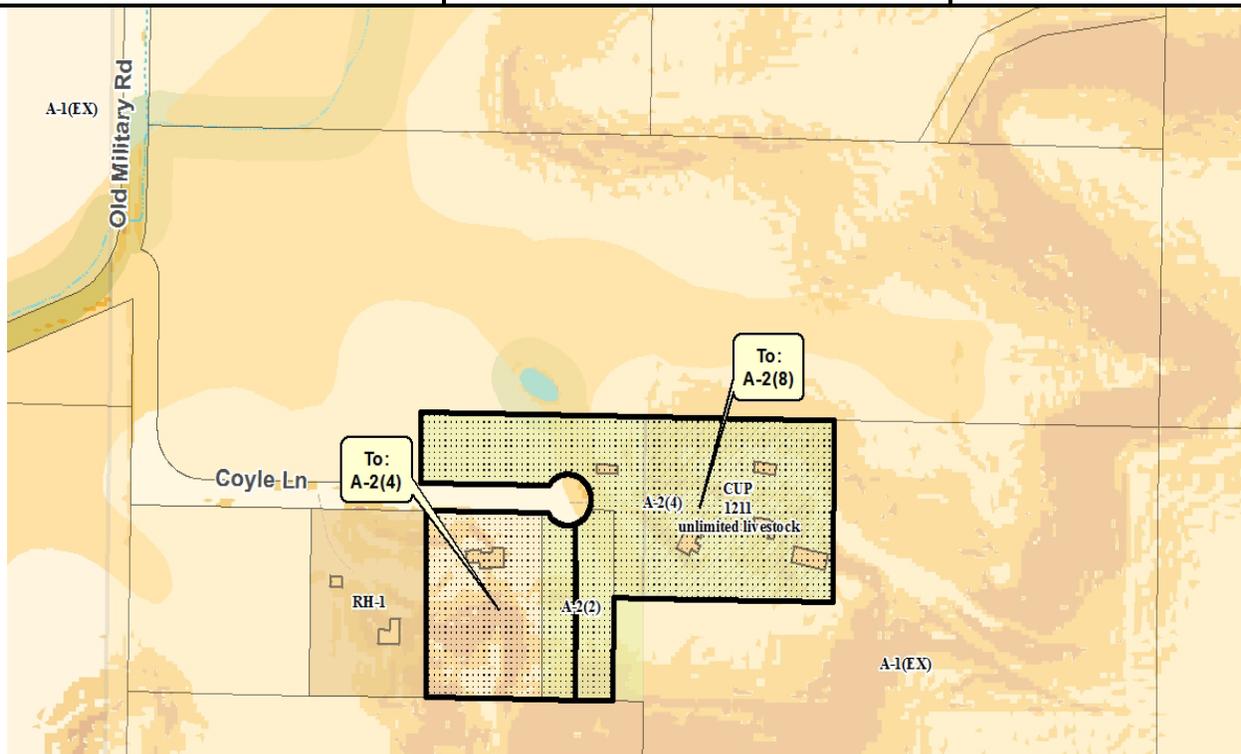
Town/sect:
Cross Plains, Section 25

Acres: 3,1,1,7.3
Survey Req. Yes

Applicant
David J. Ellestad

Reason:
Adding lands to two existing lots

Location:
8181 Coyle Lane



DESCRIPTION: Two landowners, David Ellestad and Dennis & Linda Bollig, would like to consolidate three existing CSM lots and one existing metes-and-bounds parcel into two CSM lots. These actions will simplify ownership boundaries and facilitate a land transfer between the two landowners.

OBSERVATIONS: The existing CUP (CUP 1211) for "unlimited livestock," including all conditions, will carry forward to the new A-2(8) zoning lot. Boundaries of the CUP area will be adjusted to conform to the A-2(8) zoning parcel boundaries. No new homesite will be created as a result of this petition.

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

RESOURCE PROTECTION: There is a small pond immediately to the north of this property. A small portion of the 75-foot shoreland setback area crosses the property line of the proposed A-2(8) lot, but is well away from any existing buildings and should pose no obstacles to future development.

STAFF: Recommend approval with no conditions.

8/27 ZLR: The Committee postponed action on the petition due to no Town Action.

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