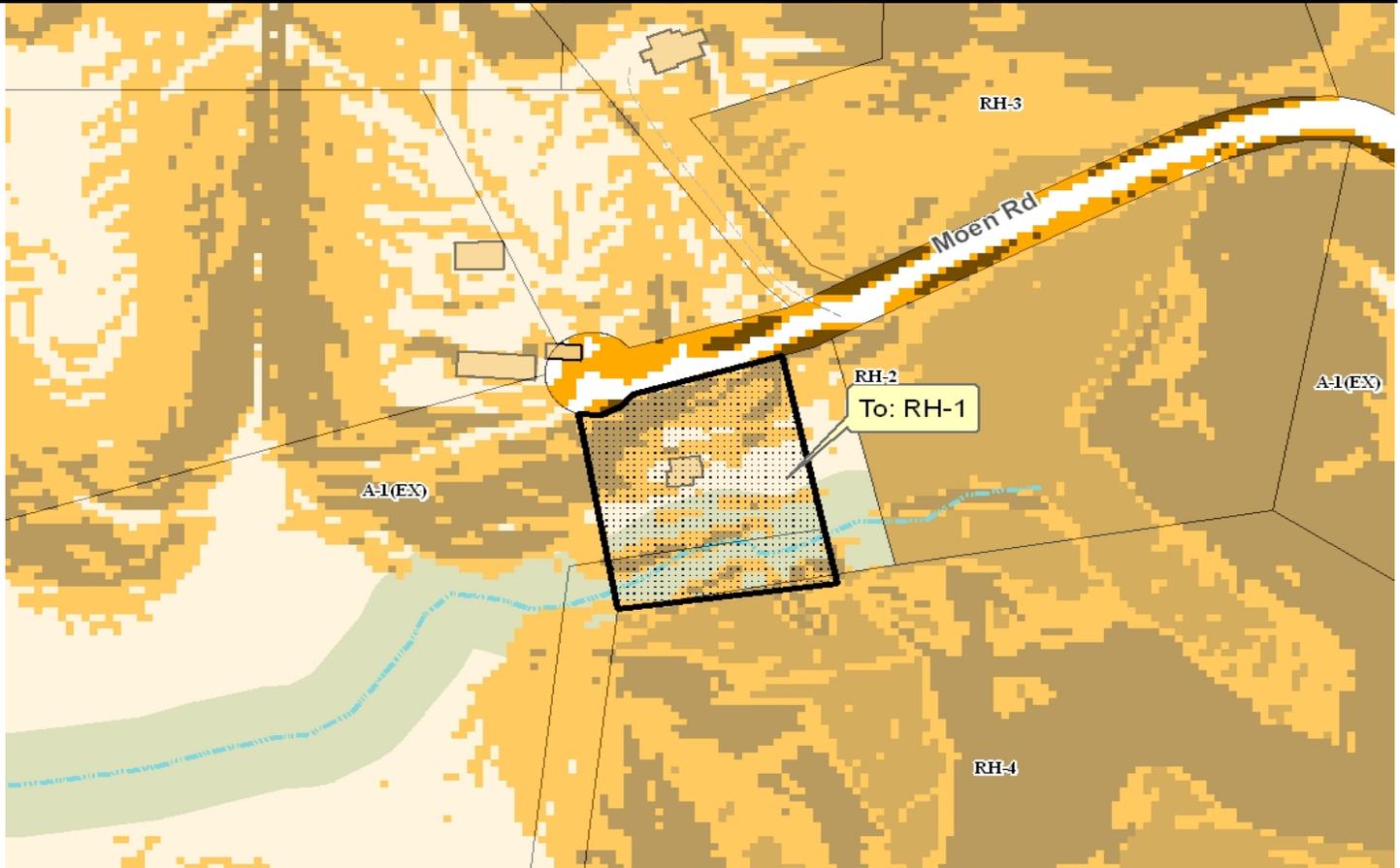




Staff Report

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| Zoning and Land Regulation Committee | <i>Public Hearing:</i> September 23, 2014 | <i>Petition:</i> Rezone 10748 |
| | <i>Zoning Amendment:</i> A-1EX Exclusive Agriculture District to RH-1 Rural Homes District | <i>Town/sect:</i> Cross Plains Section 19 |
| | <i>Acres:</i> 2.2 <i>Survey Req. Yes</i> | <i>Applicant</i> Robert E Alexander |
| | <i>Reason:</i> Creating a residential lot for an existing residence | <i>Location:</i> 9295 Moen Road |



DESCRIPTION: The applicant would like to separate an existing home from the surrounding property.

OBSERVATIONS: Approximately 50% of the property consists of Class II soils. The GIS information shows the potential of an intermittent stream being located at the rear of the property. Field verification is needed on the navigability of the intermittent stream. The proposed property may be subject to Shoreland Regulations. There are slopes exceeding 20% grade along Moen Road.

TOWN PLAN: The Town Plan designates this property as part of the Farmland Preservation Area. 1: 35-acre density policy applies. Separation of an existing home does not count against the town density policy. If this petition is approved, one potential homesite will remain available on the original farm.

RESOURCE PROTECTION: There is a potential that the area associated with an intermittent stream would be part of a resource protection corridor. Slopes exceeding 20% grade are identified as a resource protection area in the Town Plan. Future development may be subject to Shoreland regulations.

STAFF: The proposal meets the dimensional standards of the zoning district.

TOWN: Pending.