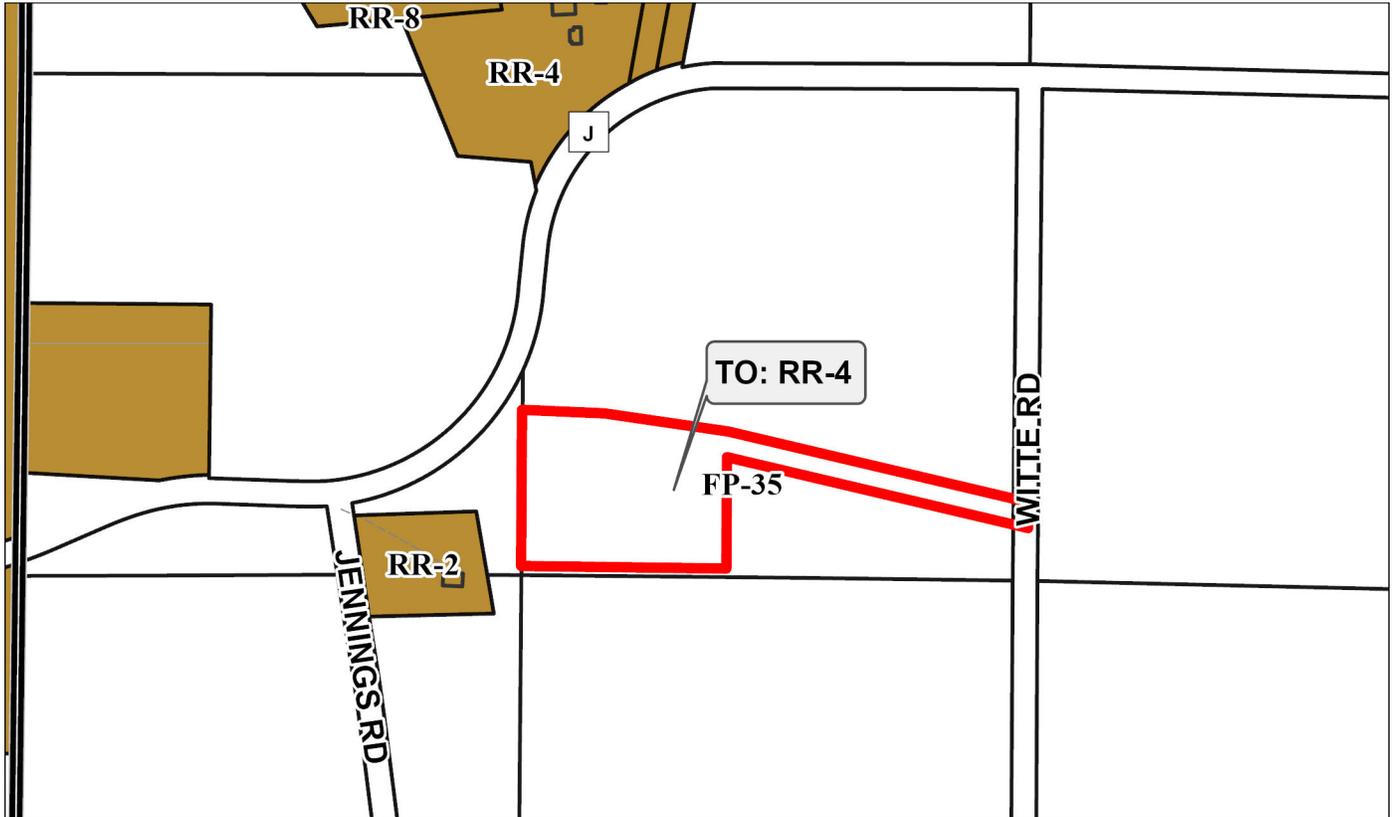


Staff Report  Zoning & Land Regulation Committee	<u>Public Hearing:</u> September 24, 2024		Petition 12086
	<u>Zoning Amendment Requested:</u> FP-35 Farmland Preservation District TO RR-4 Rural Residential District		<u>Town, Section:</u> CROSS PLAINS, Section 31
	<u>Size:</u> 6.04 Acres	<u>Survey Required:</u> Yes	
	<u>Reason for the request:</u> Creating one residential lot		<u>Applicant:</u> TIMOTHY J AND AMY KALSCHEUR
		<u>Address:</u> NORTH OF 3381 WITTE RD	



DESCRIPTION: Tim and Amy Kalscheur proposed to create one new 6-acre residential lot with RR-4 zoning to build a home on. The lot would be created via certified survey map (CSM).

OBSERVATIONS: The proposed lot meets county ordinance requirements for minimum lot size and public road frontage. Staff observed during initial review that the location of the lot and driveway would effectively divide the FP-35 zoned farm land into smaller pieces which could conflict with farmland preservation goals. In addition, a long driveway may require stormwater management facilities and permits from the Land and Water Resources Department, and may require a wider lot width. The applicants said they chose the driveway location because it is the current field access point on Witte Road, the County Highway Department would not approve an access onto Highway J, and because they felt an access on Jennings Road would be too crowded and require more tree clearing. They intend to continue farming the surrounding land.

The site is within one mile of two active quarry sites, one to the north on W. Mineral Point Road and another to the south on Getz Road.

COMPREHENSIVE PLAN: Property is within a Farmland Preservation Area under the *Town of Cross Plains / Dane County Comprehensive Plan*. Residential development is limited to one unit per 35 acres. If Petition 12086 is approved, there will be three potential homesites remaining. The plan also includes the following siting criteria for new residential lots:

3. Building sites shall be located to minimize disturbance of productive agricultural soils, and to minimize conflicts with existing agricultural use. For the purposes of the Town of Cross Plains Comprehensive Plan, productive agricultural soils are soils classified as Group I or Group II under the Dane County Land Evaluation and Site Assessment system.

4. The Town shall discourage the layout of streets or driveways across agricultural land in order to reach non-farm development.

5. New driveways and roads shall be the minimum length necessary to access the site and should be located to minimize disturbance of productive agricultural soils....

There are no Group I nor Group II soils at the proposed building site or driveway locations. Although the 768-foot proposed driveway from Witte Road bisects an existing agricultural field, it appears that steep slopes could make alternative access from County Highway J or Jennings Road difficult. For these reasons, the proposed layout appears to conform to the minimum standards of the plan. For questions about the town plan, contact Senior Planner Brian Standing at (608) 267-4115 or standing.brian@danecounty.gov.

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

TOWN ACTION: On July 11, 2024 the Town Board recommended approval with no conditions noted.

STAFF RECOMMENDATION: Pending any comments at the public hearing, Staff recommends approval with no conditions other than the applicants recording the CSM.

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