
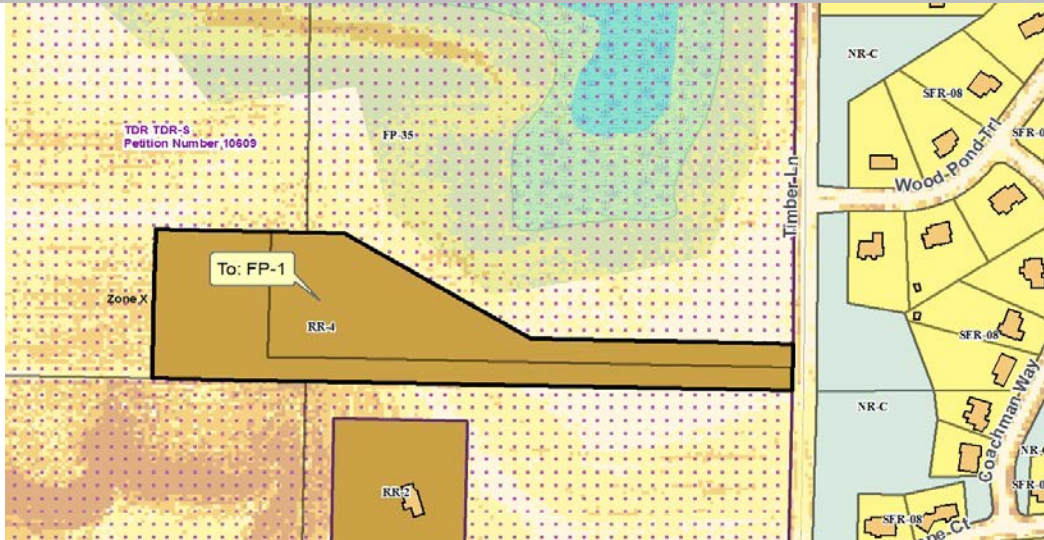


Staff Report  Zoning and Land Regulation Committee	<i>Public Hearing:</i> June 23, 2020		Petition 11560
	<i>Zoning Amendment Requested:</i> RR-4 (Rural Residential, 4 to 8 acres) District TO FP-1 (Small Lot Farmland Preservation) District		<i>Town/Section:</i> CROSS PLAINS, Section 25
	<i>Size:</i> 10 Acres	<i>Survey Required:</i> No	<i>Applicant:</i> MICHAEL G COYLE
	<i>Reason for the request:</i> Removing development rights from property		<i>Address:</i> NORTH OF 3575 TIMBER LANE



DESCRIPTION: Landowner wishes to rezone two 5-acre lots from the RR-4 zoning district to the FP-1 zoning district. This will bring the zoning into consistency with the limited uses allowed under a conservation easement purchased by the Dane County Land & Water Resources Department (ROD# 5573978).

OBSERVATIONS: The property lies on the edge of the terminal glacial moraine and is within the Ice Age National Scenic Trail Corridor. The property is immediately south of the Shoveler’s Sink wildlife area, which is owned by the U.S. Fish & Wildlife Service. The two existing RR-4 lots are vacant, and were created by Petition 10116 / CSM 12864. The Dane County Land & Water Resources Department recently purchased a conservation easement and a trail easement on the 151-acre Coyle property. The easement allows for the separation of the existing residence and the creation of one additional residential lot (see Petition 11564), but extinguishes all other development rights on the Coyle farm.

TOWN PLAN: The property is within a High-Priority Voluntary Conservation Area and a Farmland Preservation Area in the *Town of Cross Plains / Dane County Comprehensive Plan*. Consequently, it qualifies as a “Super Sending Area” under the town’s Transfer of Development Rights program. Development rights that are transferred away or extinguished are granted twice the normal number of development opportunities. See also Petition 11564, also on the June 23 public hearing.

RESOURCE PROTECTION: A 14-acre lake and associated wetlands lies within 300 feet of the northern boundary of the existing RR-4 parcels, and is within the area preserved under the conservation easement. There are also steep slopes to the east of the lake.

STAFF: Recommend approval with no conditions.

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

Questions? Contact Brian Standing, standing@countyofdane.com, 608-267-4115.