



# Staff Report

Zoning and Land Regulation Committee

Public Hearing: **June 28, 2016**

Zoning Amendment:  
**A-1EX Exclusive Agriculture District and RH-1 Rural Homes District to RH-2 Rural Homes District**

Acres: 3.04, 2.01  
Survey Req. Yes

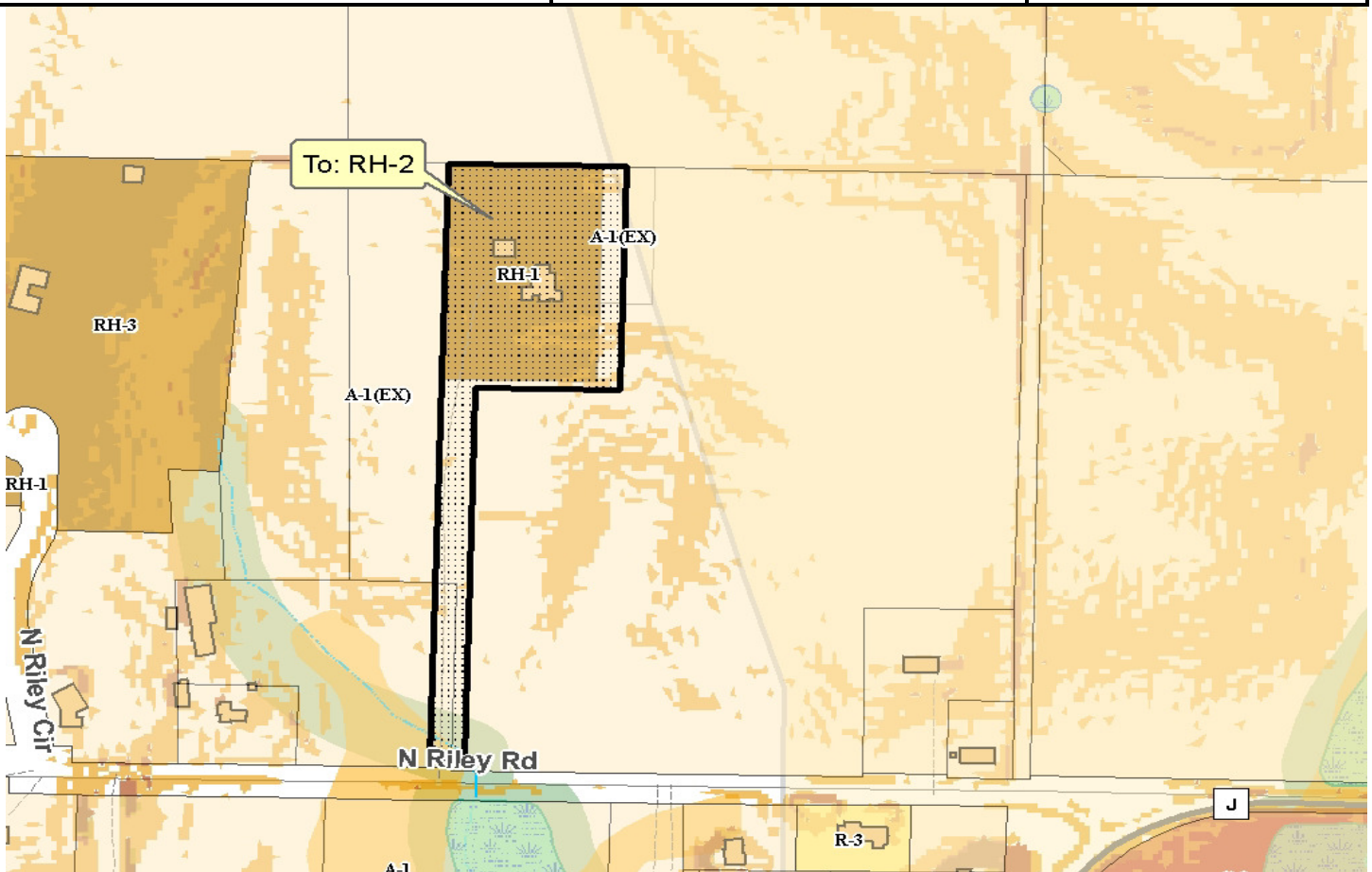
Reason:  
**Separating existing residence from farmland**

Petition: **Rezone 10998**

Town/sect:  
**Cross Plains Section 35**

Applicant  
**WPD Investments, LLC**

Location:  
**8230 N Riley Road**



**DESCRIPTION:** Applicant proposes to separate the existing residence from the surrounding farmland for sale.

**OBSERVATIONS:** An intermittent water drainage area is located at the southerly boundary of the proposed lot. No other sensitive environmental features observed. An existing driveway serves the residence and will be included within the new CSM boundary. No new development proposed.

**TOWN PLAN:** The property is located in the town's agricultural preservation area.

**RESOURCE PROTECTION:** No resource protection corridors located on the property.

**STAFF:** As indicated on the attached density study report, the property is not eligible for any additional splits for nonfarm development. The proposed separation of the residence appears consistent with town plan policies.

**6/28 ZLR:** The petition was postponed due to no town action.

**TOWN:** Approved with no conditions.