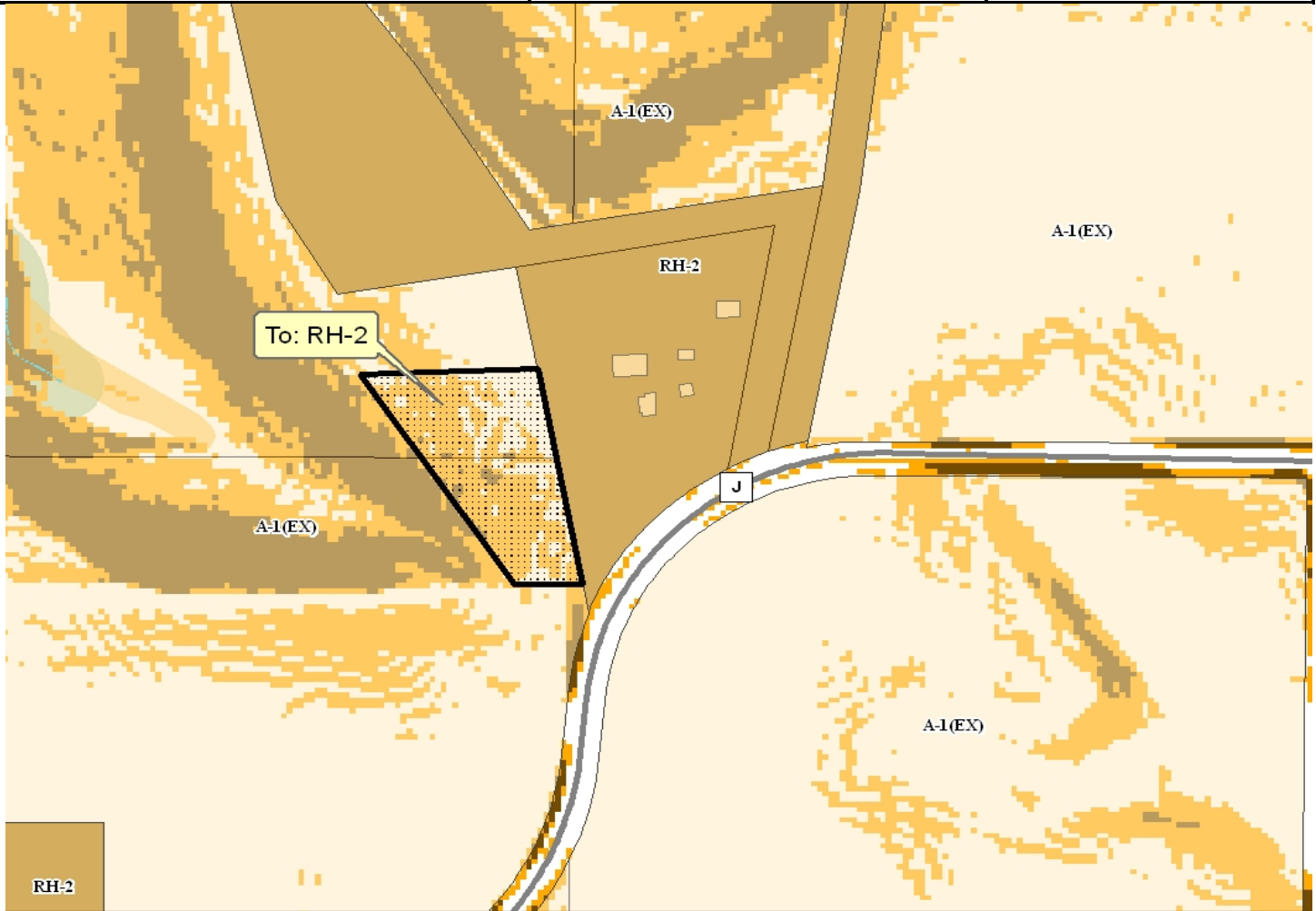




Staff Report

<i>Public Hearing:</i> September 23, 2014	<i>Petition:</i> Rezone 10744
<i>Zoning Amendment:</i> A-1EX Exclusive Agriculture District to RH-2 Rural Homes District	<i>Town/sect:</i> Cross Plains Section 31
<i>Acres:</i> 2.0 <i>Survey Req.:</i> Yes	<i>Applicant:</i> Shamrock Farms
<i>Reason:</i> Shifting of properties lines between adjacent land owners	<i>Location:</i> West of 4974 County Highway J

Zoning and Land Regulation Committee



DESCRIPTION: The applicant would like to acquire approximately 2 acres from an adjacent neighbor to expand the existing 4.7-acre residential lot. The resulting lot would total 6.4 net acres.

OBSERVATIONS: The area is partially wooded on the western edge. No sensitive environmental features observed.

TOWN PLAN: The Town Plan designates this area as part of the Farmland Preservation Area. There will be no increase in housing density will occur as part of this petition.

RESOURCE PROTECTION: There are no Resource Protection Corridors within the proposed lot boundaries.

STAFF: The proposal meets the dimensional standards of the RH-2 Rural Homes Zoning District. The proposal appears consistent with town plan policies.

9/23 ZLR: Postponed due to no town action.

TOWN: Approved with no conditions.