



Staff Report

Public Hearing: **March 27, 2018**

Petition: **Petition 11259**

Zoning Amendment:
A-1EX Agriculture District TO RH-2 Rural Homes AND RH-3 Rural Homes District

Town/sect:
**CROSS PLAINS,
Section 16**

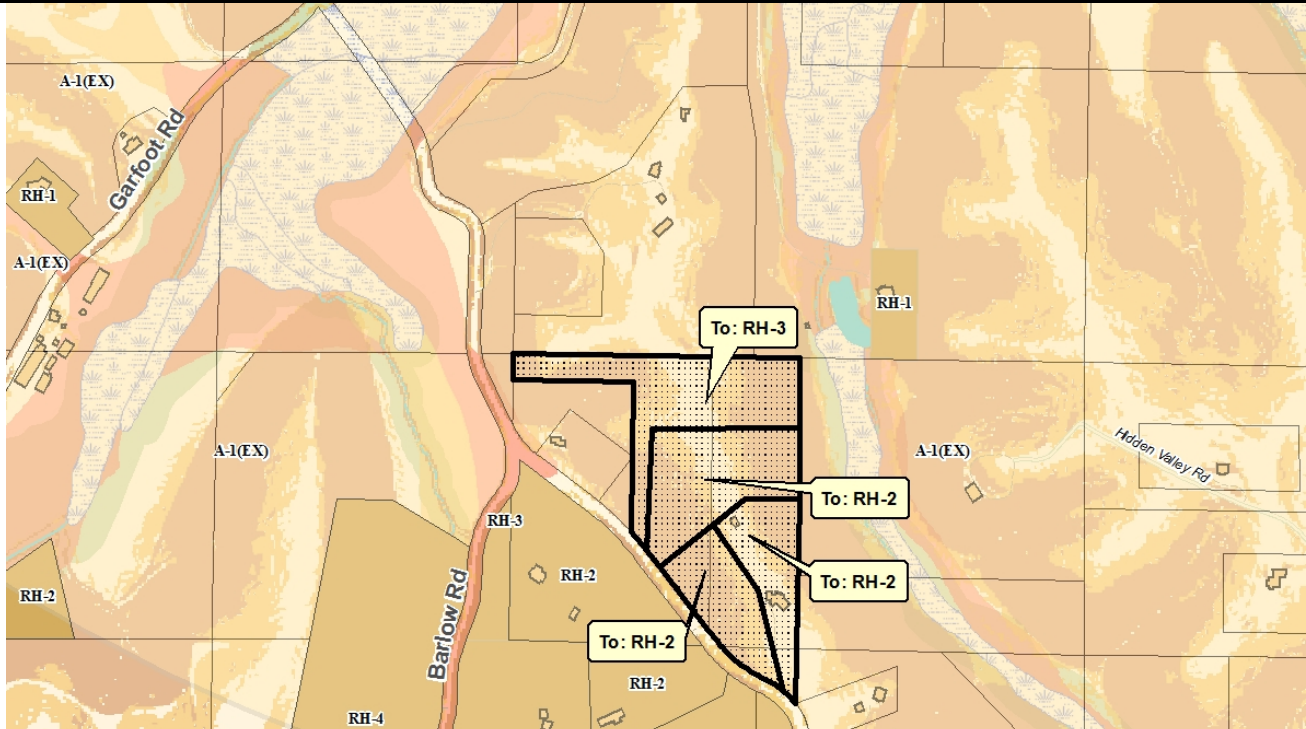
Acres: 14.77, 8.02
Survey Req. Yes

Applicant
NIKOLE R JONES

Reason:
**CREATE 3 NEW LOTS AND
RECONFIGURE EXISTING
PARCEL LINES**

Location:
**4190 OBSERVATORY
ROAD**

Zoning and Land Regulation Committee



DESCRIPTION: Landowner would like to reconfigure and bring two existing parcels into zoning and land division ordinance compliance, and to redivide an existing legal nonconforming parcel.

OBSERVATIONS: As of 12/26/1981, this landowner's current holdings consisted of 3 adjacent, legal, non-conforming parcels of 16.5, 12 and 1.7 acres. (See additional map). In 2003, the 16.5-acre parcel was divided illegally. This petition would bring this landowner's 7.7-acre portion of that parcel into compliance with Chapters 10 and 75. In addition, this petition would also redivide the 12-acre legal, nonconforming parcel and reconfigure the lot lines between all 4 resulting parcels to better serve the interests of the landowner and the topography of the site.

DEPARTMENT OF HEALTH: Petition 11259 involving 4190 Observatory Rd involves the placement of a parcel boundary very close to the existing septic system serving this property. It is not possible from the materials provided to be confident that the proposed boundary will keep the septic system on the same parcel as the house it serves or if it will violate the required 2' setback from a property line.

TOWN PLAN: The town/county plan allows for one re-division (to create no more than 2 lots each) of legal, non-conforming parcels 4 acres or larger. Vacant, legal nonconforming parcels smaller than 4 acres are allowed to rezone to create no more than 1 homesite. In this particular case, the town/county plan would limit the property to no more than 4 total homesites.

RESOURCE PROTECTION: There are no mapped resource protection corridors within 300' of the site.

STAFF: Recommend approval with no conditions.

3/27 ZLR: The Committee postponed the petition due to lack of representation.

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