
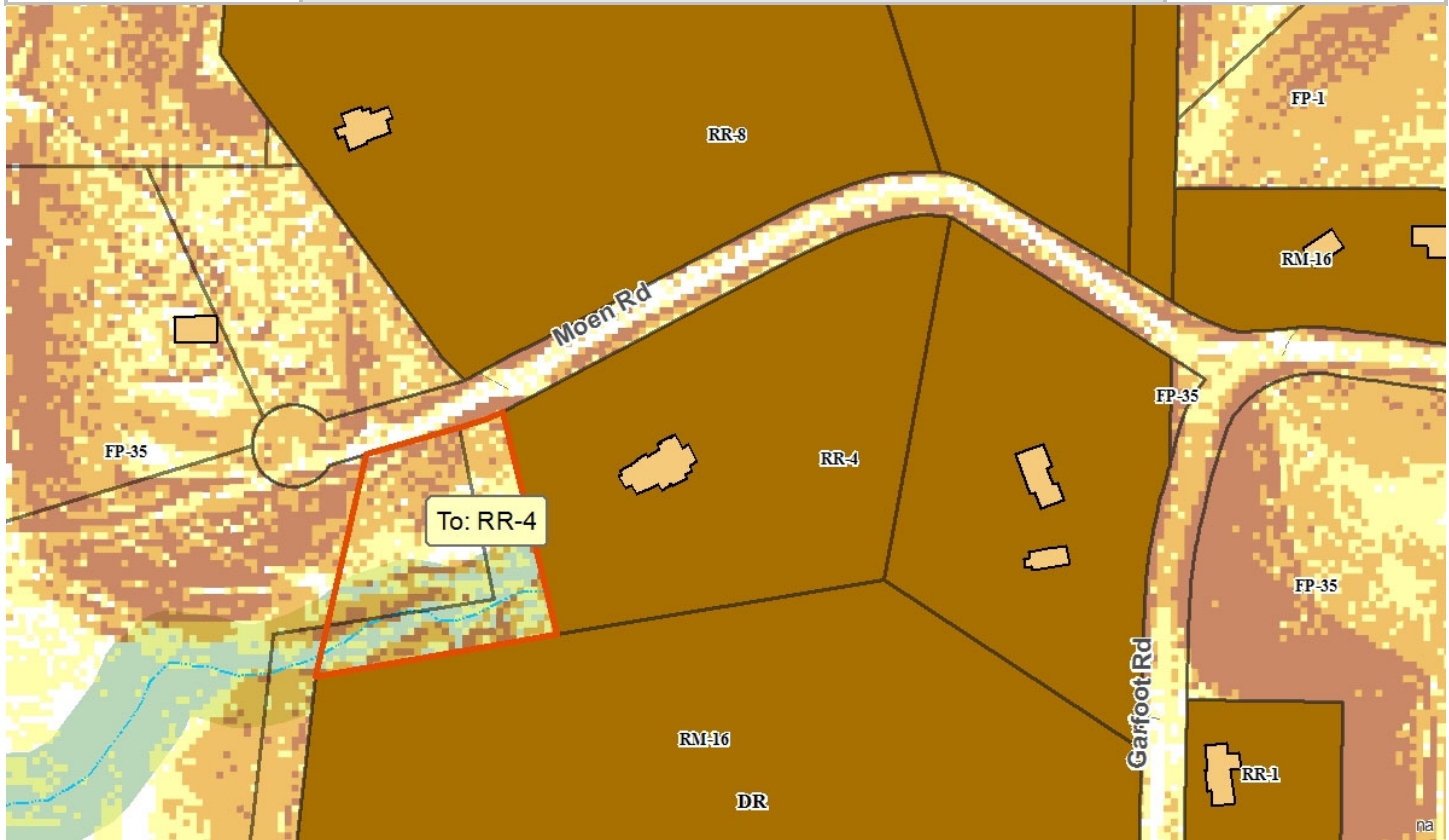


Staff Report  Zoning and Land Regulation Committee	<i>Public Hearing:</i> September 20, 2022		Petition 11881
	<i>Zoning Amendment Requested:</i> FP-35 Farmland Preservation District TO RR-4 Rural Residential District		<i>Town/Section:</i> CROSS PLAINS, Section 19
	<i>Size:</i> 1.95 Acres	<i>Survey Required:</i> Yes	
	<i>Reason for the request:</i> Shifting of property lines between adjacent land owners		<i>Applicant:</i> MARK AND PAM HETLAND
			<i>Address:</i> 9243 MOEN ROAD



DESCRIPTION: The Hetlands wish to rezone 1.95 acres from the FP-35 zoning district to the RR-4 district to purchase land from a neighboring landowner. The acreage will be attached to the Hetlands’ existing RR-4 zoned lot, to make it 7.9 acres in size. The land would be separated from the 104.7-acre farm tract owned by Robert Alexander.

OBSERVATIONS: The property is on a local town road, and is surrounded by rural residential lots to the north, south and east. The property is not within any city or village extraterritorial jurisdiction. A CSM will be required to modify the RR-4 lot boundaries, and the adjacent metes and bounds parcels (070719380100 and 070719192100) will be reconfigured so that both continue to have public road frontage. A CSM is not needed for the adjacent parcels since they are over 35 acres in size.

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

RESOURCE PROTECTION: There are steep slopes present on the property, but no development is proposed in conjunction with this petition. GIS information indicates a possible intermittent stream in the southern portion of the property proposed for rezoning. Further analysis may be needed if development occurs in close proximity to this area.

STAFF: Staff recommends approval subject to having a CSM recorded. Any questions about this petition or staff report please contact Alexandra Andros at (608) 261-9780 or andros@countyofdane.com

TOWN: The town approved the petition with no conditions.