
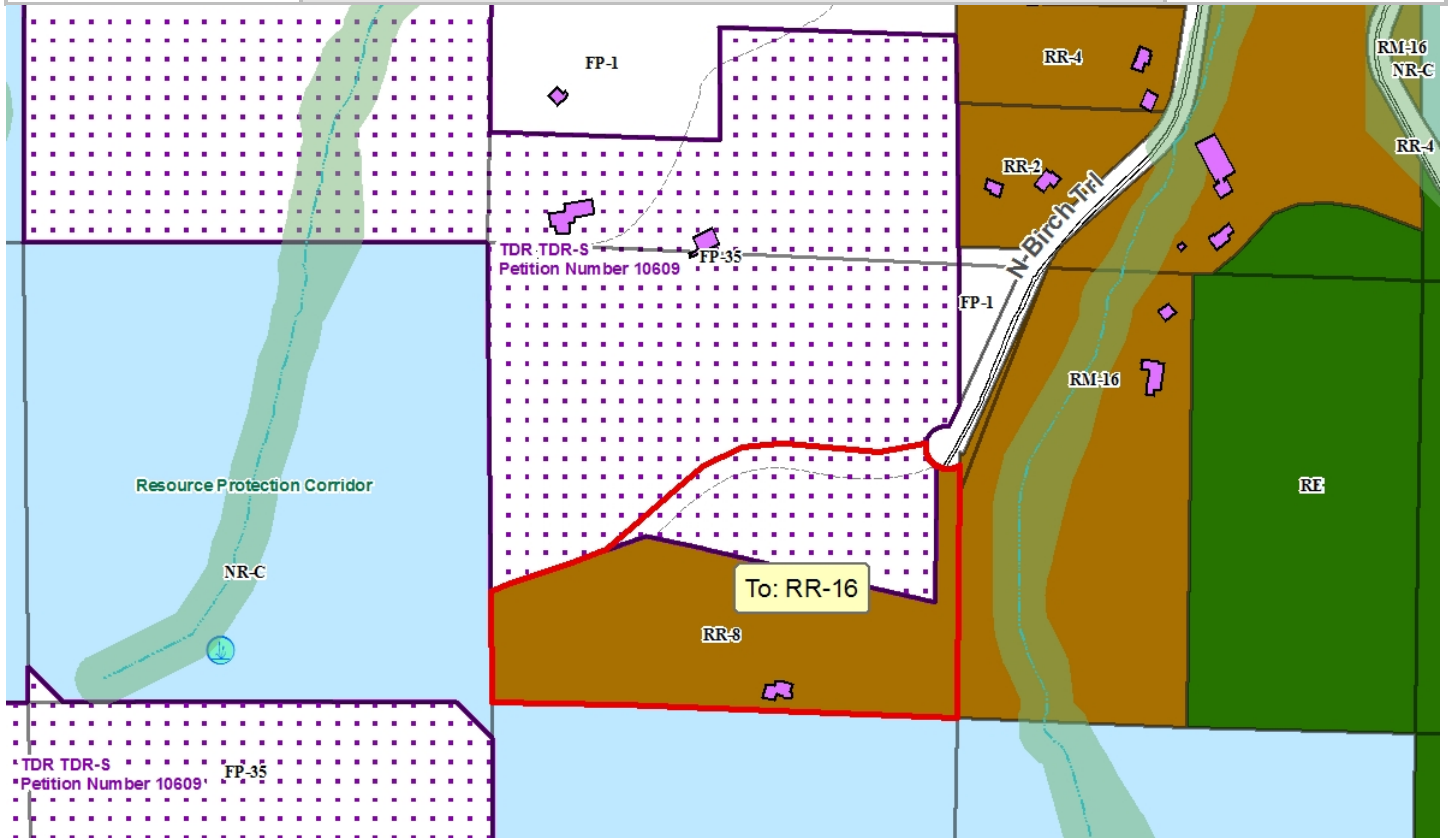


Staff Report  Zoning and Land Regulation Committee	<i>Public Hearing:</i> May 23, 2023		Petition 11941
	<i>Zoning Amendment Requested:</i> FP-35 Farmland Preservation District TO RR-16 Rural Residential District, RR-8 Rural Residential District TO RR-16 Rural Residential District		<i>Town/Section:</i> CROSS PLAINS, Section 14
	<i>Size:</i> 6.35,13.4 Acres	<i>Survey Required.</i> Yes	
	<i>Reason for the request:</i> Shifting of property lines between adjacent land owners		<i>Applicant</i> GERALD & JOAN SCHULTZ
			<i>Address:</i> 4112 N. BIRCH TRAIL



DESCRIPTION: Applicants Gerald and Joan Schultz wish to rezone a portion of their land from FP-35 to RR-16 in order adjust the boundary they share with Dan Lochner and Katie McKenzie to the south. If approved, Lochner and McKenzie would acquire the 6.35 acres which includes their existing driveway off of North Birch Trail.

OBSERVATIONS: The proposed lot boundaries comply with the requirements of the applicable zoning districts. After the land is transferred and a new certified survey map is recorded, the Lochner/McKenzie parcel will be 19.76 acres in size. The remaining Schultz lands will total 35.6 acres and will remain in FP-35 zoning. If approved, the rezone should also remove the TDR-S overlay zoning jurisdiction. By ordinance, TDR-S overlay zoning can apply only to the FP-35 or NR-C zoning districts.

TOWN PLAN: The property is in an Agricultural Preservation Area under the *Town of Cross Plains / Dane County Comprehensive Plan*. No new homesite will be created and no conflicts with the town/county plan are anticipated. (For questions about the town plan, contact Senior Planner Brian Standing at (608) 267-4115 or standing@countyofdane.com)

RESOURCE PROTECTION: No resource protection corridors on the subject property. A small area along the east edge of the land being transferred is within the shoreland zone, due to proximity to a water way to the east. No concerns.

TOWN ACTION: On April 18, the Town Board recommended approval of the rezone with no special conditions.

STAFF RECOMMENDATION: Pending any comments at the public hearing, Staff recommends approval of the rezone with no conditions other than recording the CSM for the new lot boundary.

Any questions about this petition or staff report please contact Rachel Holloway at (608) 266-9084 or holloway.rachel@countyofdane.com