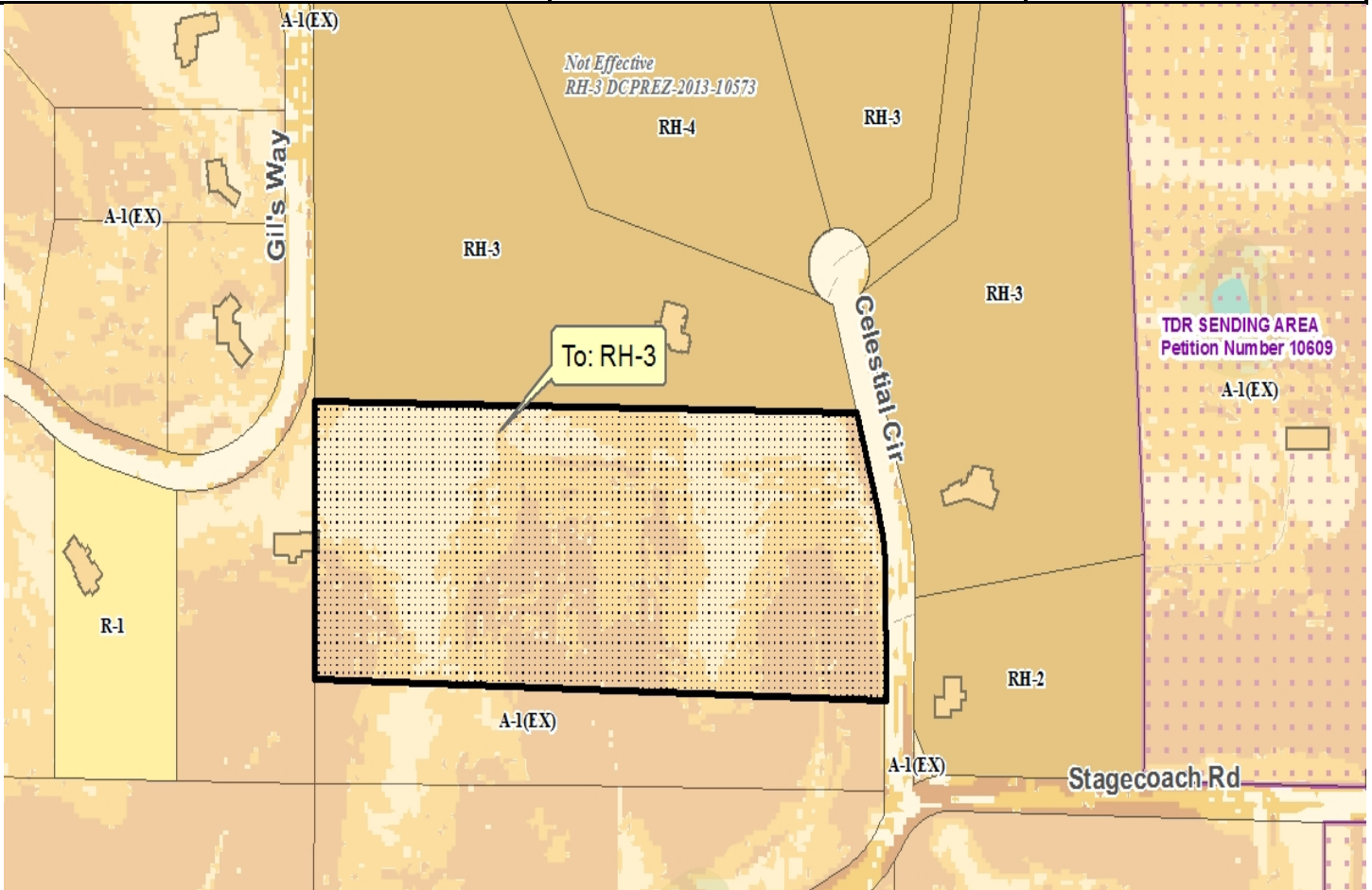




Staff Report

Public Hearing: May 23, 2017	Petition: Rezone 11126
Zoning Amendment: A-1EX Exclusive Agriculture District to RH-3 Rural Homes District	Town/sect: Cross Plains Section 10
Acres: 15 Survey Req. Yes	Applicant Edwin Rodenschmit
Reason: Creating one residential lot	Location: South of 4455 Celestial Cir

Zoning and Land Regulation Committee



DESCRIPTION: Applicant would like to create a 15-acre RH-3 lot for a new single-family home.

OBSERVATIONS: There are areas of slopes exceeding 12 % on the property.

TOWN PLAN: The property is in a Farmland Preservation Area in the adopted town/county plan. Density caps apply (see density study report in packet).

RESOURCE PROTECTION: There are no Resource Protection Areas on the property.

STAFF: No conditions recommended.

TOWN: On 5/8/2017, the Town of Cross Plains Board of Supervisors voted to recommend approval with no conditions.