



Notice of Public Hearing

Zoning and Land Regulation Committee

Public Hearing: **July 25, 2017**

Zoning Amendment:
**RH-2 Rural Homes District TO A-2
Agriculture District, A-1EX
Agriculture District TO A-2
Agriculture District**

Acres: 9.858, 106.329
Survey Req. Yes

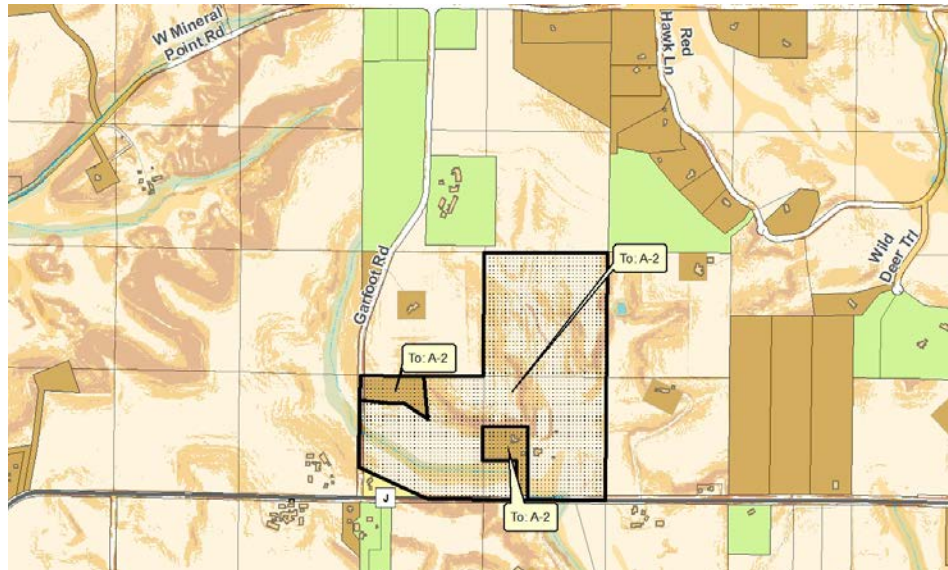
Reason:
**CREATING THREE RESIDENTIAL
LOTS**

Petition: **Petition 11167**

Town/sect:
**CROSS PLAINS,
Section 29**

Applicant
JANET H HOOPES

Location:
**4690 COUNTY
HIGHWAY J**



DESCRIPTION: Applicant seeks to reconfigure two existing RH-2 lots by combining with additional acreage and to also create a 3rd residential lot. The proposal would result in the creation of 3 large A-2 zoned lots approximately 30+/- acres in size. One dwelling unit exists on the RH-2 parcel located off of County Highway J. The northerly proposed A-2 parcel would not have direct road access. It is unclear where any building site or driveway(s) would be located for the two undeveloped residential lots.

OBSERVATIONS: The property consists of approximately 20% class II soils and is surrounded by agricultural and rural residential uses. There are a few areas of steep slope topography on the ~105+ acre property, though it is unclear if any development would encroach upon them.

TOWN PLAN: The Town of Cross Plains / Dane County Comprehensive Plan limits development to no more than one unit per 35 acres, and encourages "*smaller clustered dwelling unit lots on less productive soils.*" The plan's siting criteria require that "*nonfarm zoning parcels shall be the minimum size necessary to accommodate the proposed use,*" and that building sites and driveways minimize the disturbance of Class I and II soils.

RESOURCE PROTECTION: Resource protection corridors exist in relationship to an intermittent stream along the southern border of the property.

STAFF: Staff has some concerns over the large size of the proposed A-2 lots and the uncertainty as to where future development may occur on the two new, undeveloped parcels. Staff have requested additional information regarding the located of future building sites and driveway(s), needed to determine consistency with town/county comprehensive plan standards. Any A-2 parcel over 32 acres should be deed restricted to prohibit further subdivision and development. Staff recommends postponement until additional information is provided and the town has taken action on the petition.

7/25 ZLR: Postponed due to no town action.

TOWN: Approved with no conditions.