
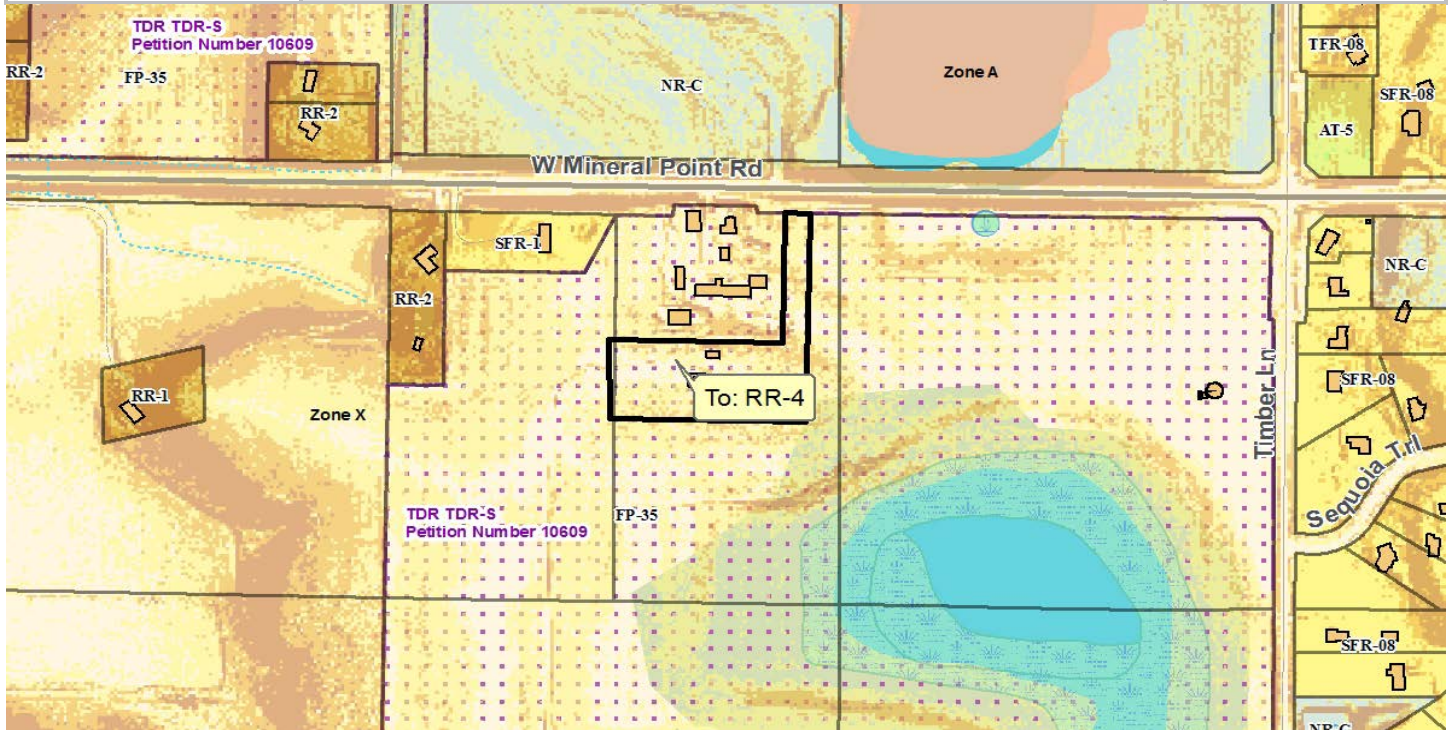


Staff Report  Zoning and Land Regulation Committee	<i>Public Hearing:</i> June 23, 2020		Petition 11564
	<i>Zoning Amendment Requested:</i> FP-35 (General Farmland Preservation) District TO RR-4 (Rural Residential, 4 to 8 acres) District		<i>Town/Section:</i> CROSS PLAINS, Section 25
	<i>Size:</i> 4.01 Acres	<i>Survey Required:</i> Yes	<i>Applicant:</i> MICHAEL G COYLE
	<i>Reason for the request:</i> Creating one residential lot		<i>Address:</i> SOUTH OF 7989 W MINERAL POINT ROAD



DESCRIPTION: Landowner wishes to rezone four acres from the FP-35 zoning district to the RR-4 zoning district to create a new residential lot.

OBSERVATIONS: There are two existing agricultural buildings on the proposed RR-4 lot.

TOWN PLAN: The property is within a Farmland Preservation Area and a High-Priority Voluntary Conservation Area under the adopted *Town of Cross Plains / Dane County Comprehensive Plan*. See staff report for Petition 11560 (also on the June 23, 2020 agenda) for a detailed accounting of development and bonus rights originally allocated and those extinguished by conservation easement. If Petition 11564 is approved, this will **exhaust** the potential for new development on this property. Note that the town plan would still allow for separation of the existing farmhouse, as this is specifically exempted from the town’s residential density cap.

RESOURCE PROTECTION: There are no mapped resource protection corridors on the proposed RR-4 lot.

STAFF: Recommend approval with a condition that at deed notice document be recorded on the portion of the landholdings remaining in FP-35 zoning, indicating that, except for rezone and separation of the existing farmhouse on current PIN 0707-251-8500-8, no further development is permitted.

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

Questions? Contact Brian Standing, standing@countyofdane.com, 608-267-4115.