

DESCRIPTION: Landowner seeks to rezone: 15 acres from an existing RR-8 lot and 10 acres from FP-35 to the RM-16 district to create an expanded 25.19-acre residential lot (Lot 1 on the preliminary sketch); 10.5 acres from the FP-35 zoning district to the RR-8 district to create a new residential lot (Lot 2); 5.42 acres from RM-8 and 20 acres from FP-35 to the RM-16 zoning district to create a new 25.42-acre rural mixed-use lot, and; expand the size of an existing RM-16 lot from 15.8 acres to 20.8 acres.

OBSERVATIONS: There is an existing home on the existing RR-8 lot. The balance of the property is in woodland and forest use.

TOWN PLAN: The property is within a Farmland Preservation Area under the *Town of Cross Plains / Dane County Comprehensive Plan* and the *Dane County Farmland Preservation Plan*. Residential development is capped at a maximum of one unit per 35 acres owned as of 12/26/1981. As submitted, Petition 11616 would *exhaust* the development potential for this property.

RESOURCE PROTECTION: An intermittent stream and associated shorelands and floodplain crosses the northeastern corner of the proposed 35-acre RM-16 lot. Any development occurring within 300 feet of the ordinary highwater mark of the stream would have to comply with county shoreland zoning standards.

STAFF: Recommend approval with a condition that a deed restriction be recorded on proposed Lots 1, 2 & 3 prohibiting further residential development.

TOWN: The Town of Cross Plains board voted on 10/15/2020 to approve the petition with no conditions.

Questions? Contact Brian Standing at standing@countyofdane.com.