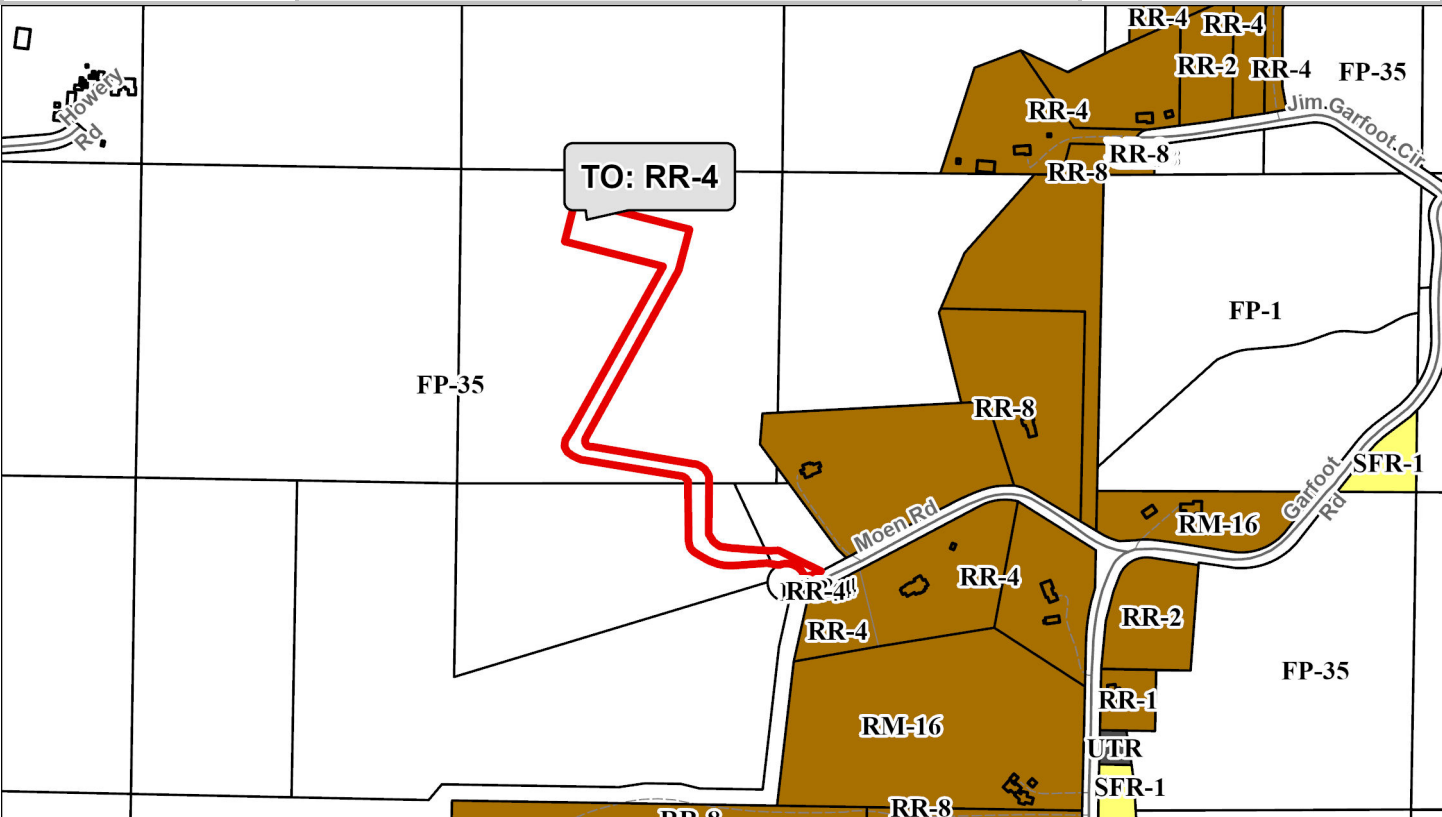


Staff Report  Zoning & Land Regulation Committee	<u>Public Hearing:</u> August 25, 2026 <u>Zoning Amendment Requested:</u> FP-35 Farmland Preservation District TO RR-4 Rural Residential District <u>Size:</u> 5.25 Acres <u>Survey Required:</u> Yes <u>Reason for the request:</u> Creating one residential lot	Petition 12312 <u>Town, Section:</u> CROSS PLAINS, Section 19 <u>Applicant:</u> THE NATURE CONSERVANCY <u>Address:</u> WEST OF 9262 MOEN RD
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DESCRIPTION: Addison Kalish requests a rezone of 5.25 acres to create a residential lot to build a home, which would become part of a 60-acre conservancy estate.

OBSERVATIONS: The proposed lot must contain the driveway. The driveway abuts the ridgeline to minimize the amount of agricultural land used. Several additional residential properties exist to the east and south. Access is provided off of a cul-de-sac at the end of Moen Road and provides the required 66 feet of road frontage. The proposed lot configuration meets ordinance requirements for lot size and public road frontage.

COMPREHENSIVE PLAN: This petition is in the town's farmland preservation planning area and is subject to the land use policies related to that designation. This proposal is consistent with the goals, objectives of policies related to non-farm residential development. This proposal is compatible with surrounding land uses with several residential properties located nearby along the roads with farm and natural resource lands surrounding. If approved, this proposal will use the fifth of six (6) original density units on the historic Moen Farmstead. The density units belong to the applicant, the Nature Conservancy. For questions about the town plan, contact Senior Planner Bridgit Van Belleghem at (608) 225-2043 or VanBelleghem.Bridgit@danecounty.gov.

RESOURCE PROTECTION: No sensitive environmental resources exist within 300 feet of the proposed property. A stormwater management permit may be needed to build the long driveway. For questions please contact Elliott Mergen at Water Resource Engineering at (608) 224-3730 / Mergen.Elliott@danecounty.gov.

TOWN ACTION: Town Board recommends approval conditioned on:

1) Well which is located within the town right of way will be removed by Kalish.

2) Driveway permit will include hold-harmless provision that will be in effect both during construction and during use of the drive as a portion of the drive is within the Town's right of way.

STAFF RECOMMENDATION: Staff recommends approval subject to the following conditions:

1. Applicant shall submit the CSM for approval and record it with the Register of Deeds.
2. The well currently located within the town road right-of-way shall be removed by the applicant (Kalish).
3. The town driveway permit will include hold-harmless provision that will be in effect both during construction and during use of the drive, as a portion of the drive is within the Town's right-of-way.

Please contact Rachel Holloway at (608) 266-9084 or holloway.rachel@danecounty.gov if you have questions about this petition or staff report.