
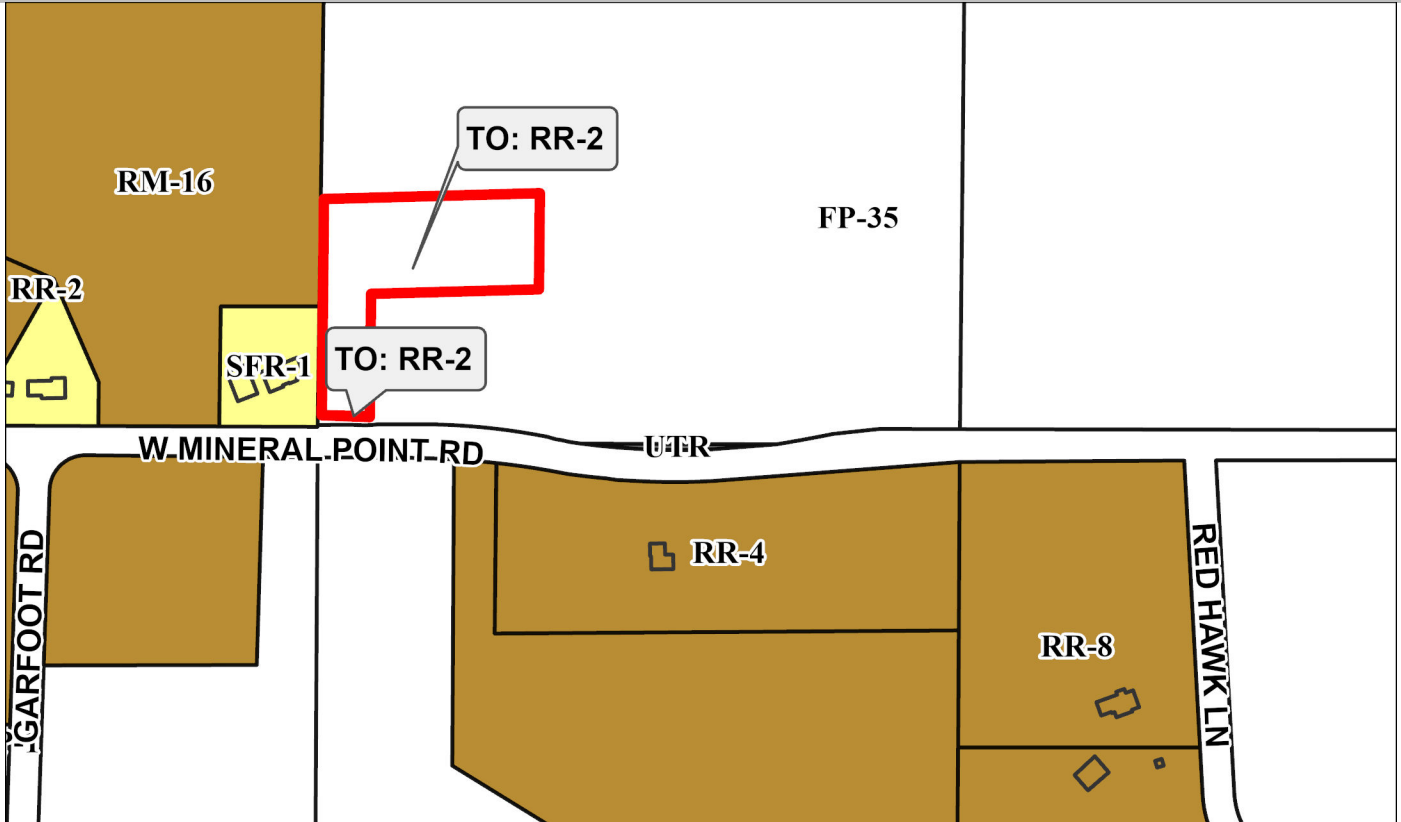


Staff Report  Zoning and Land Regulation Committee	Public Hearing: January 23, 2024		Petition 11999
	<u>Zoning Amendment Requested:</u> FP-35 Farmland Preservation District TO RR-2 Rural Residential District		<u>Town/Section:</u> CROSS PLAINS, Section 20
	Size: 2.65 Acres	Survey Required. Yes	
	<u>Reason for the request:</u> Creating one residential lot		<u>Applicant</u> JOHN AND CLARISE KALSCHUR (c/o KIP KALSCHUR)
			<u>Address:</u> EAST OF 9180 W. MINERAL POINT RD



DESCRIPTION: Kip Kalschur proposes a rezoning to RR-2 Rural Residential in order to create a 2.6-acre residential lot to build a house on.

OBSERVATIONS: The proposed lot meets the requirements of the RR-2 zoning district including lot size and public road frontage. The flag lot configuration appears to be proposed due to farmland preservation, to keep the existing farm field outside of the RR-2 lot.

A quarry is located just over one mile away to the west of the property.

COMPREHENSIVE PLAN: This property is within a Farmland Preservation area under the *Town of Cross Plains / Dane County Comprehensive Plan*. Residential development is capped at one unit per 35 acres owned as of 12/26/1981. If Petition 11999 is approved, this will exhaust the development potential for this property. The balance of PIN 0707-203-9500-4 remaining after the new lot is created should be deed restricted to prohibit future rezones for residential development. (For questions about the town plan, contact Senior Planner Brian Standing at (608) 267-4115 or standing@countyofdane.com)

RESOURCE PROTECTION: There are no sensitive environmental features on or within 300 feet of the subject property.

TOWN ACTION: Pending.

STAFF RECOMMENDATION: Staff recommends postponement at this time, due to no town action per the ZLR Committee's adopted rules and procedures.

Pending town action, and any comments at the public hearing, staff would recommend approval of the petition subject to the recording of the CSM for the new lot and the following conditions.

1. A deed restriction shall be recorded on tax parcel 0707-203-9500-4 stating the following:

Further residential/nonfarm development is prohibited on the remaining FP-35 zoned land. The housing density rights for the original J.T. Kalscheur farm have been exhausted per the Town Comprehensive Plan density policies.

Any questions about this petition or staff report please contact Rachel Holloway at (608) 266-9084 or holloway.rachel@countyofdane.com