
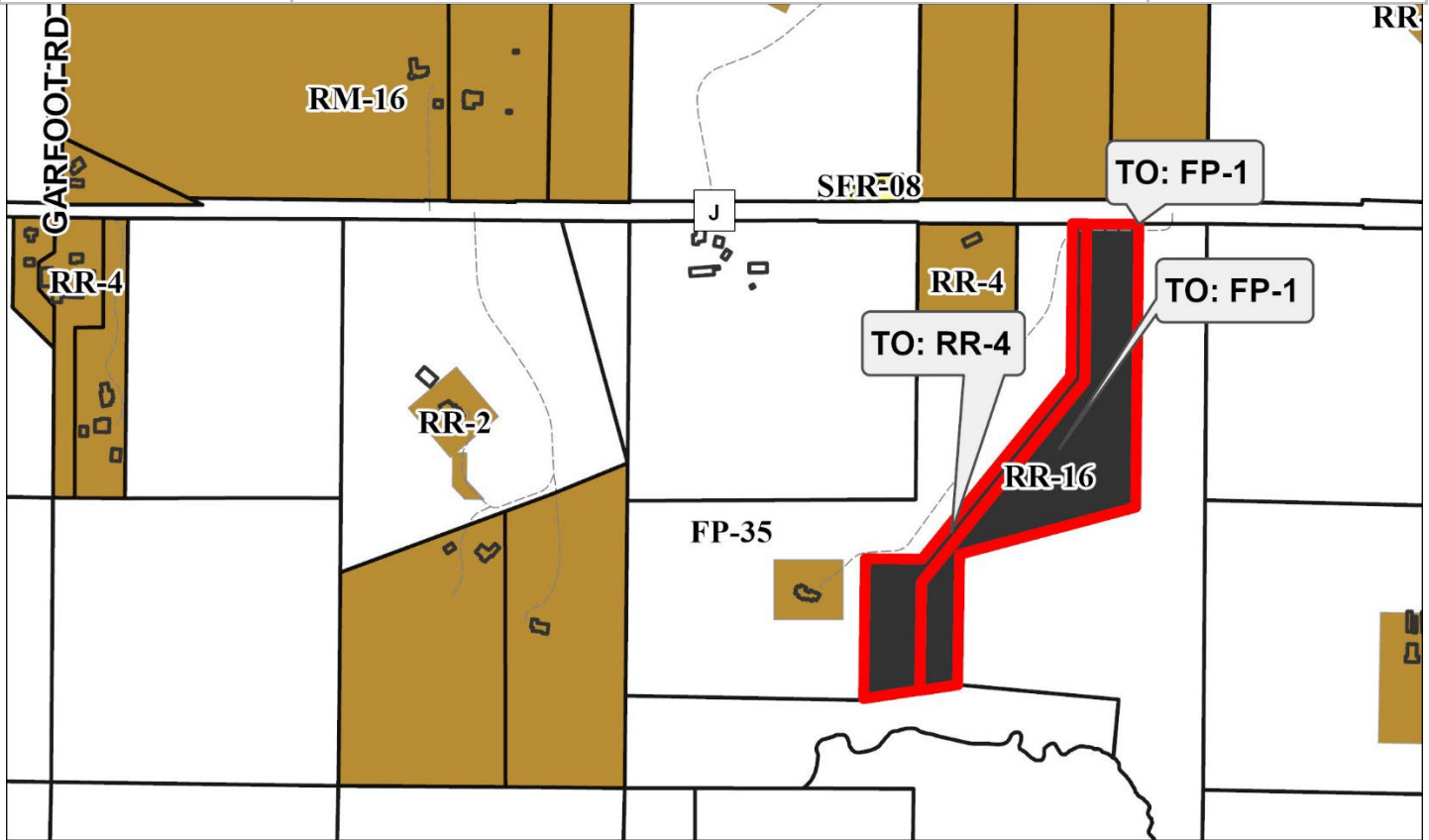


Staff Report  Zoning and Land Regulation Committee	<i>Public Hearing:</i> December 19, 2023		Petition 11991
	<i>Zoning Amendment Requested:</i> RR-16 Rural Residential District TO RR-4 Rural Residential District and FP-1 Farmland Preservation District		<i>Town/Section:</i> CROSS PLAINS, Section 32
	<i>Size:</i> 6.53,14.51 Acres	<i>Survey Required:</i> Yes	
	<i>Reason for the request:</i> Reduce the size of a residential lot		<i>Applicant:</i> WILLIAM & SUSAN LAUFENBERG
			<i>Address:</i> EAST OF 4541 COUNTY HIGHWAY J



DESCRIPTION: William and Susan Laufenberg propose to split an existing lot (Lot 1 of CSM 16259) into two lots, one 6.5 acres for a future home with RR-4 zoning and one 14.5 acres to remain in agricultural use with FP-1 zoning. The current lot was created in early 2023 following Rezone Petition 11916.

OBSERVATIONS: This rezone petition would only reduce the size of the existing residential lot; it would not change the number of home sites on the Laufenberg property. The current residential lot or “home site” was planned in 2004 when lands to the west were rezoned for one residence. At that time the parcel containing this existing lot was deed restricted to allocate one home site to it and prohibit further residential development. The current lot is part of Parcel “B” on the Thom Grenlie exhibit contained in the enclosed Development Rights Agreement (recorded document No. 3977571).

The proposed lots meet most requirements of the RR-4 and FP-1 zoning districts. The only exception is that Lot 2 does not have the minimum 66 feet of width throughout the entire lot. To have this configuration approved, the applicants have applied for a waiver from Dane County Land Division Ordinance Section 75.19(6). The waiver was reviewed and approved by the ZLR Committee at its November 14, 2023 meeting.

County Highway J is not access-restricted at this location. However, the home on this lot would use the existing shared driveway that stretches across the lot’s frontage and serves the home at 4541 CTH J to the west. The preliminary CSM shows the existing driveway easements of record.

DANE COUNTY HIGHWAY COMMENTS: CTH J is not a controlled access highway. Access Permit # 03A-005 allowed a single access point for 2 single family residences and agricultural access. No new access will be permitted on CTH J due to reconfiguration of lots. Any change of use of existing access or additional residence requires a permit. No significant increase of traffic expected due to this rezone.

COMPREHENSIVE PLAN: The property is in 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. In this case, no additional building sites would be created. The town plan allows for exceptions for road frontage requirements where the exception:

- protects the public health, safety, and welfare;
- is needed because of topography limitations, public right of way sight lines or access to maintain agricultural activities.

(For questions about the town plan, contact Senior Planner Brian Standing at (608) 267-4115 or standing@countyofdane.com).

RESOURCE PROTECTION: Resource protection corridor is mapped on the south end of the lot, reflecting the lands within the Shoreland Zone due to proximity to the Sugar River. The south end of the lot is in close proximity to environmentally sensitive areas; development in this area should be avoided. DNR maps show a “dammed pond” wetland under 2 acres in size in the south end of the property, which could require DNR approval for any topographic changes. The proposed land division would place these lands in Lot 2 with FP-1 zoning, outside the residential development site.

An erosion control permit may be required for a new driveway over 125 feet in length, and a stormwater management permit may be required for any addition of over 20,000 square feet of impervious surface. Contact the Dane County Land and Water Resources Department for more information.

TOWN ACTION: On November 20, 2023 the Town Board recommended approval of the rezone with no conditions.

STAFF RECOMMENDATION: Pending any comments at the public hearing, staff recommends approval of the rezone petition with no conditions other than recording the new CSM.

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