
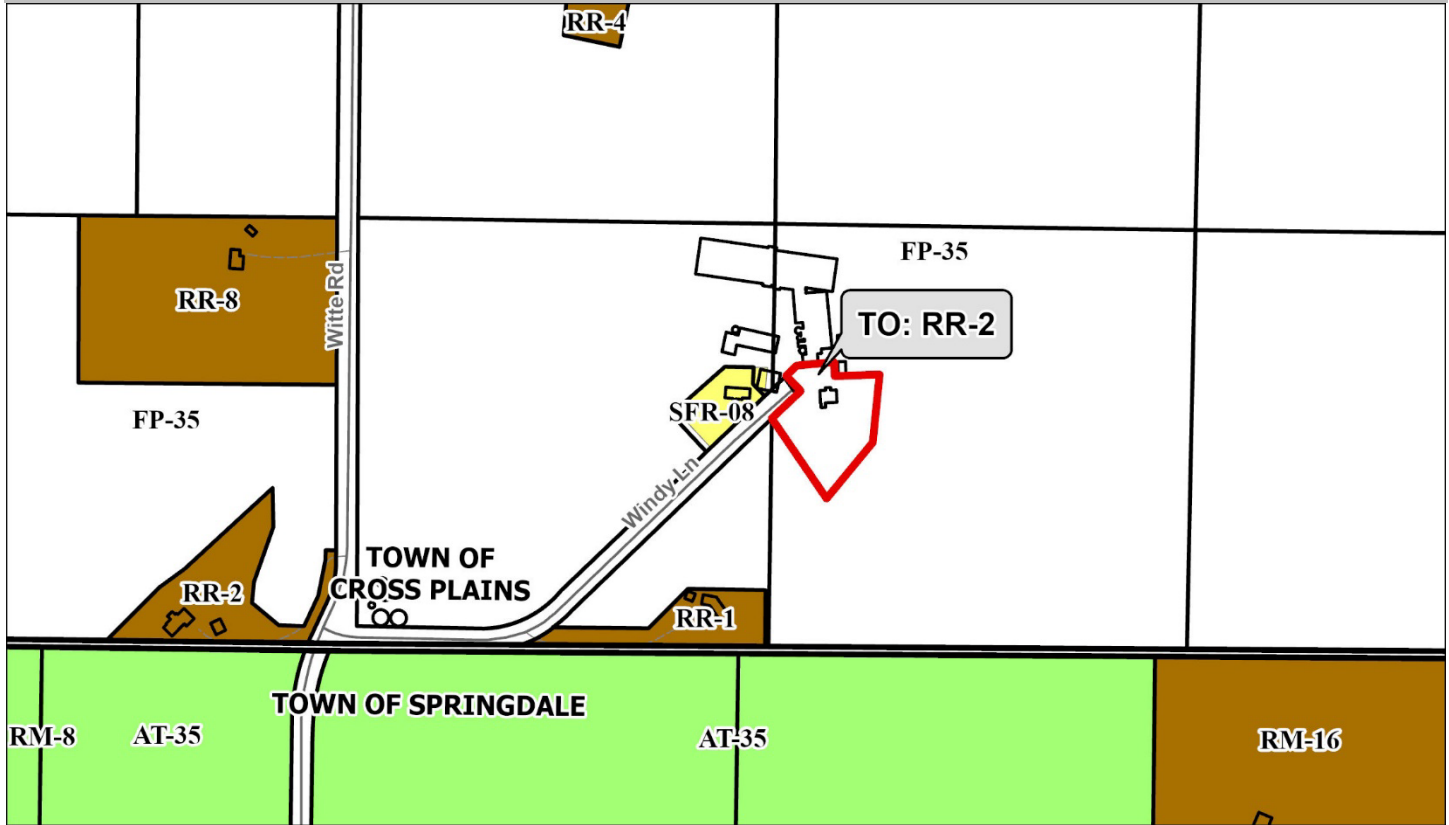


<b>Staff Report</b>  <b>Zoning &amp; Land Regulation Committee</b>	<u>Public Hearing:</u> <b>June 23, 2026</b>	<b>Petition 12287</b>
	<u>Zoning Amendment Requested:</u> <b>FP-35 Farmland Preservation District TO RR-2 Rural Residential District</b>	<u>Town, Section:</u> <b>CROSS PLAINS, Section 31</b>
	<u>Size:</u> <b>2.01 Acres</b>	<u>Survey Required:</u> <b>Yes</b>
	<u>Reason for the request:</u> <b>Separating existing residence from farmland</b>	
		<u>Applicant:</u> <b>JEROME &amp; LYNN ZANDER</b>
		<u>Address:</u> <b>9277 WINDY LANE</b>



**DESCRIPTION:** Applicants would like to separate the existing residence from the farm land, on a two-acre lot with RR-2 zoning intended for their son.

**OBSERVATIONS:** The property is located at the end of Windy Lane, a town road. An access easement would be placed over the proposed lot to provide continued access to the farm land. The farm that this proposed lot is located on is in the southwest corner of the town of Cross Plains and abuts the town of Springdale to the south.

The proposed lot configuration meets county ordinance requirements, including lot size, public road frontage, building setbacks, and lot coverage by buildings. The proposed lot size is 2.01 acres, so a note of caution that the final CSM lot must maintain at least two acres excluding any town road right-of-way to have RR-2 zoning. Because Windy Lane is a town road, any right-of-way adjustments or dedication requirements are under the town’s jurisdiction not county’s.

Public Health Sanitarian notes the shared well serving multiple parcels/uses (2 houses plus agricultural use). Staff recommends a well easement be recorded.

The property is subject to the Village of Mount Horeb’s extraterritorial jurisdiction (ETJ) for the land division review (see next section below).

**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 residential development. No new development is proposed. No density units are required to split lot. Parcel is in with the Village of

Mount Horeb's ETJ, however is outside the Village's planned expansion area in the Future Land Use Plan. The Village approved the land division on May 7, 2026. For questions about the town plan, contact Senior Planner Bridgit Van Belleghem at (608) 225-2043 or [VanBelleghem.Bridgit@danecounty.gov](mailto:VanBelleghem.Bridgit@danecounty.gov).

**RESOURCE PROTECTION:** No sensitive environmental resources exist on or within 300 feet of the subject property. No new development is proposed.

**TOWN ACTION:** Town Board recommends approval with no conditions.

**STAFF RECOMMENDATION:** Pending any public comment, Staff would recommend approval with the following conditions:

1. Applicant shall apply for and obtain a rural address for the farm operation.
2. A shared driveway access easement shall be recorded to provide access from the terminus of Windy Lane to the adjacent farm operation.
3. A shared private well easement shall be recorded for the existing well.

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