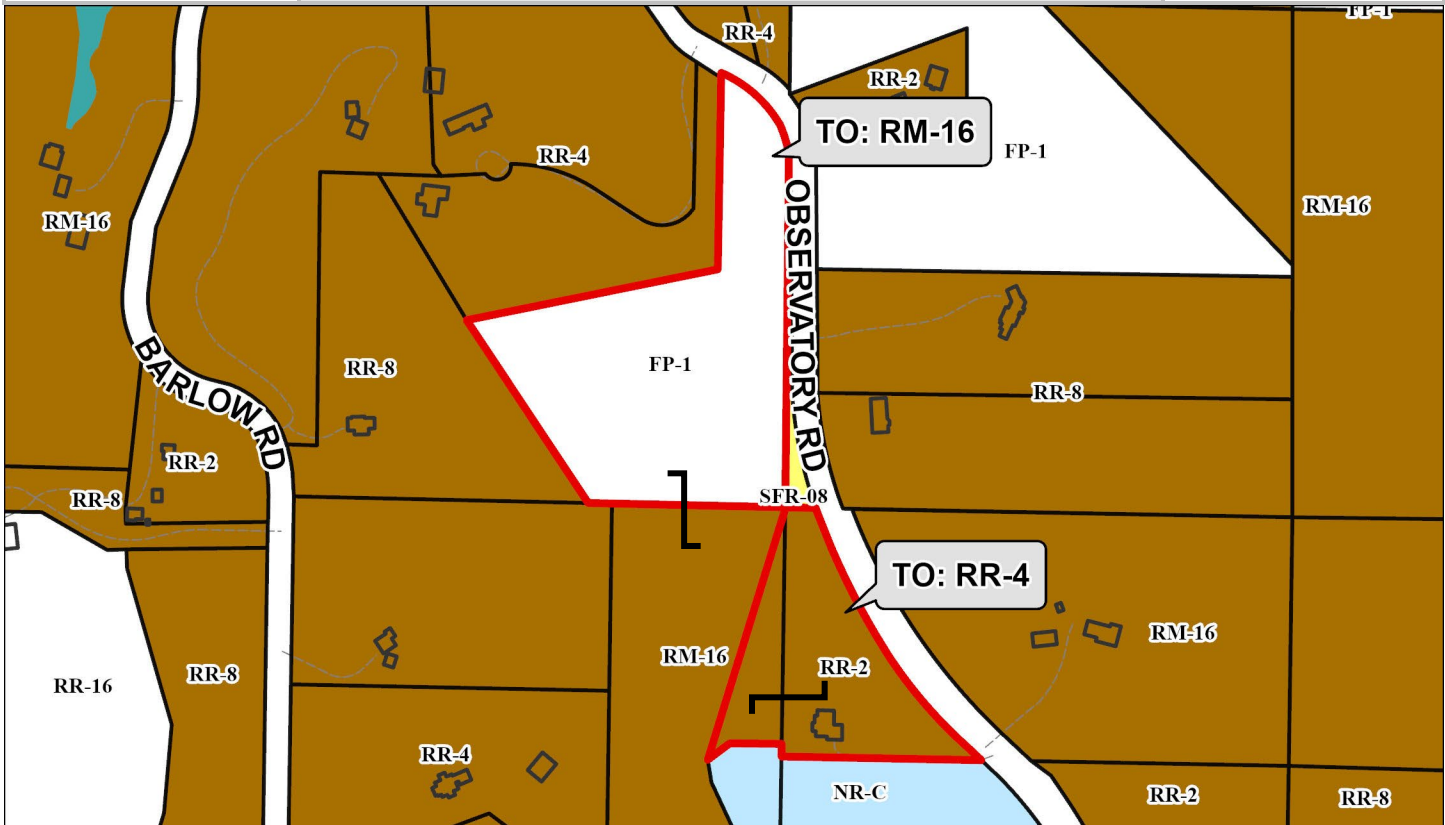


Staff Report
**Zoning & Land
Regulation
Committee**
Public Hearing: July 22, 2025
Zoning Amendment Requested:
**RR-2 Rural Residential District and RM-16 Rural Mixed-Use District TO
RR-4 Rural Residential District; FP-1 Farmland Preservation District TO
RM-16 Rural Mixed-Use District**
Size: 4.86,1.33,11.16 Acres
Survey Required: Yes
Reason for the request:
Shifting of property lines between adjacent land owners
Petition 12177
Town, Section:
**CROSS PLAINS,
Section 16**
Applicant:
JOHN & NIKKI JONES
Address:
**4111 OBSERVATORY
ROAD**


DESCRIPTION: John Jones proposes a rezone in order to consolidate his property into one buildable 21.8-acre lot with RM-16 zoning. His properties currently have FP-1 and RM-16 zoning. The northern parcel is a surveyed lot, but a home cannot be built there due to its Farmland Preservation zoning; the southern parcel has RM-16 zoning, but it is unsurveyed land with a “metes and bounds” legal description and lacks public road frontage. These properties would be consolidated with a new certified survey map (CSM), enabling Jones to sell the land as one buildable lot. Simultaneously, he would rezone a small amount of land to RR-4, so that it can be sold to the neighbors who would enlarge their RR-2 zoned residential lot to 5.6 acres with RR-4 zoning (no new construction is proposed on that lot).

OBSERVATIONS: The proposed lot configuration meets county ordinance requirements for lot size, public road frontage, and building setbacks. The properties in this area have a complex history for land divisions, zoning, and land sales. The Jones parcels appear to have had residential zoning assigned to them in the late 1980s and early 1990s. However, records from that time are disorganized and prior owners divided the land into more lots than what should have been allowed under the Town of Cross Plains farmland preservation policies. Jones acquired the northern parcel around 1990 expecting it was a buildable site only to learn the development rights had been exhausted. He later acquired the RM-16 parcel with the hope of resolving this.

The FP-1 parcel was once part of the Robert Kelter farm; the RM-16 parcel was on the original C.T. Hanson farm. The RR-2 lot was part of the E. Campbell Trust farm. The history of this area has been discussed with senior planning staff (both current and former staff) and with town leadership. The consensus so far is that the Jones property should have one development right associated with it, and as long as no additional development sites are proposed on the original

Robert Kelter farm a rezone to unlock the building potential of the Jones property for one home is acceptable. Driveway access is subject to town approval.

The property is subject to the Village of Cross Plains' extraterritorial jurisdiction for the land division review.

COMPREHENSIVE PLAN: The proposal does not create any new buildable sites; therefore, this proposed rezone and lot line adjustment is consistent with the Comprehensive Plan. Because the development rights on the original farms have been exhausted, a deed restriction to prohibit further development is recommended. For questions about the Plan, contact Senior Planner Bridgit Van Belleghem vanbelleghem.bridgit@danecounty.gov.

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

TOWN ACTION: The Town Board recommended approval of the petition conditioned upon a deed restriction being placed on the property to prohibit the following land use: Recreational Racetracks and Domestic Pet Animal Boarding are prohibited on the RM-16 lot.

STAFF RECOMMENDATION: Pending any comments at the public hearing, staff would recommend approval of the petition subject to the applicants recording the 2-lot CSM and the following conditions:

1. A deed restriction shall be recorded on proposed Lot 1 that states:
 - a. Further land division is prohibited. The housing density rights for the original Robert Kelter farm have been exhausted per the Town Comprehensive Plan density policies.
 - b. The property is prohibited in being used for Recreational Racetracks or Domestic Pet Animal Boarding.
2. A deed restriction shall be recorded on Lot 2 that states:
 - a. Further land division is prohibited. The housing density rights for the original Robert Kelter and Campbell, E. Tr. farms have been exhausted per the Town Comprehensive Plan density policies.

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