
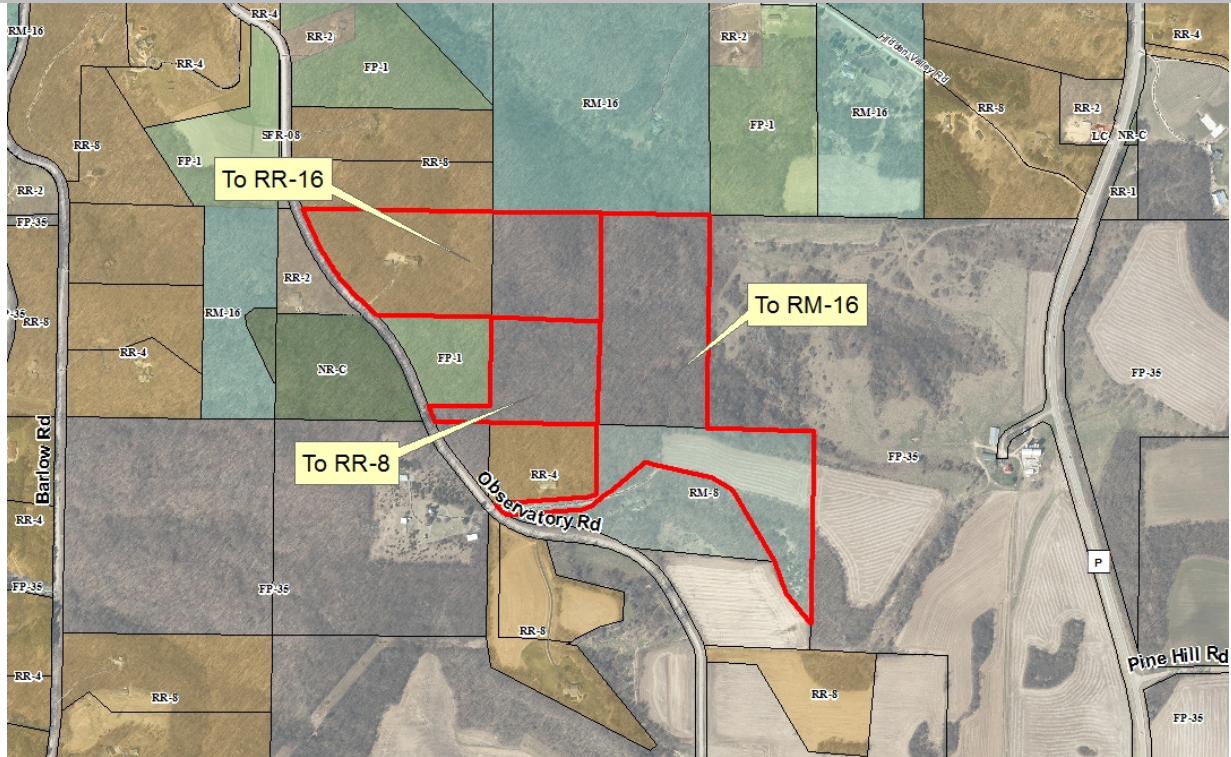


Staff Report  Zoning and Land Regulation Committee	<i>Public Hearing:</i> December 22, 2020		Petition 11616
	<i>Zoning Amendment Requested:</i> FP-35 Farmland Preservation District TO RR-16, RR-8 and RM-16 zoning districts		<i>Town/Section:</i> CROSS PLAINS, Section 16
	<i>Size:</i> 24.5 acres to RR-16, 10.6 acres to RR-8, 35.7 acres to RM-16	<i>Survey Required:</i> Yes	<i>Applicant</i> DANA T RADAVIDH
	<i>Reason for the request:</i> Creating one residential lot, expanding an existing residential lot and creating one mixed-use lot.		<i>Address:</i> LANDS SE OF 4114 OBSERVATORY DR



DESCRIPTION: Landowner seeks to rezone: 10.5 acres from the FP-35 zoning district to the RR-8 district to create a new residential lot; 15 acres from an existing RR-8 lot and 10 acres from FP-35 to the RR-16 district to create an expanded 24-acre residential lot, and; 15.8 acres from RM-8 and 20 acres from FP-35 to the RM-16 zoning district to create a new 36-acre rural mixed-use lot. The applicant proposes deed restrictions on the proposed RM-16 lot to prohibit re-division.

OBSERVATIONS: There is an existing home on the existing RR-8 lot. The balance of the property is in woodland and forest use.

TOWN PLAN: The property is within a Farmland Preservation Area under the *Town of Cross Plains / Dane County Comprehensive Plan* and the *Dane County Farmland Preservation Plan*. Residential development is capped at a maximum of one unit per 35 acres owned as of 12/26/1981. As submitted, Petition 11616 would **exceed by one** the homesites allocated to this property. In addition, the town/county comprehensive plan includes policies to limit the amount of acreage rezoned from Farmland Preservation zoning districts to the minimum acreage necessary to accommodate the proposed use. Finally, the *Dane County Farmland Preservation Plan* and state administrative code requires that at least 80% of all planned farmland preservation areas remain in Farmland Preservation zoning. As of 12/2/2020, 81.75% of the Town of Cross Plains' planned Farmland Preservation Area was in Farmland Preservation Zoning.

RESOURCE PROTECTION: An intermittent stream and associated shorelands and floodplain crosses the northeastern corner of the proposed 35-acre RM-16 lot. Any development occurring within 300 feet of the ordinary highwater mark of the stream would have to comply with county shoreland zoning standards.

STAFF: For consistency with town/county comprehensive plan policies, the petition should be amended to reduce the acreage rezoned to RR or RM zoning and to keep as much acreage as possible in the FP-1, FP-35 or NR-C zoning districts. In particular, the proposed 36-acre RM-16 zoning lot should remain in the FP-35 zoning district and remain in agricultural, forestry and open-space use. This may mean the creation of multiple CSM lots, with smaller lots of 2-4 acres to accommodate a home, and separate lots in the FP-1, FP-35 or NR-C zoning districts for continued agriculture/forestry or open space use.

TOWN: The Town of Cross Plains board voted on 10/15/2020 to approve the petition with no conditions.

Questions? Contact Brian Standing at standing@countyofdane.com.