

Staff Report  Zoning and Land Regulation Committee	<i>Public Hearing:</i> June 28, 2022		Petition 11850
	<i>Zoning Amendment Requested:</i> FP-35 Farmland Preservation District TO RR-4 Rural Residential District		<i>Town/Section:</i> MONTROSE, Section 19
	<i>Size:</i> 5 Acres	<i>Survey Required:</i> Yes	<i>Applicant:</i> GARY L NOLDEN
	<i>Reason for the request:</i> Creating one residential lot		<i>Address:</i> NORTH OF 726 FRITZ ROAD



DESCRIPTION: Landowner wishes to rezone 5 acres from the FP-35 zoning district to the RR-4 zoning district to create a new rural residential lot.

OBSERVATIONS: The proposed lot conforms to all dimensional and road frontage standard of the Dane County zoning and land division ordinances.

TOWN PLAN: The property is within a Farmland Preservation area in the *Town of Montrose / Dane County Comprehensive Plan* and the *Dane County Farmland Preservation Plan*. Residential development is capped at a density of one unit per 35 acres owned as of September 11, 1978. If Petition 11850 is approved, there will be 2 potential homesites remaining.

RESOURCE PROTECTION: There are no mapped resource protection corridors within 300 feet of the proposed RR-4 lot.

STAFF: Recommend approval with no conditions.

Questions? Contact Brian Standing at standing@countyofdane.com

TOWN: Approved with no conditions.

