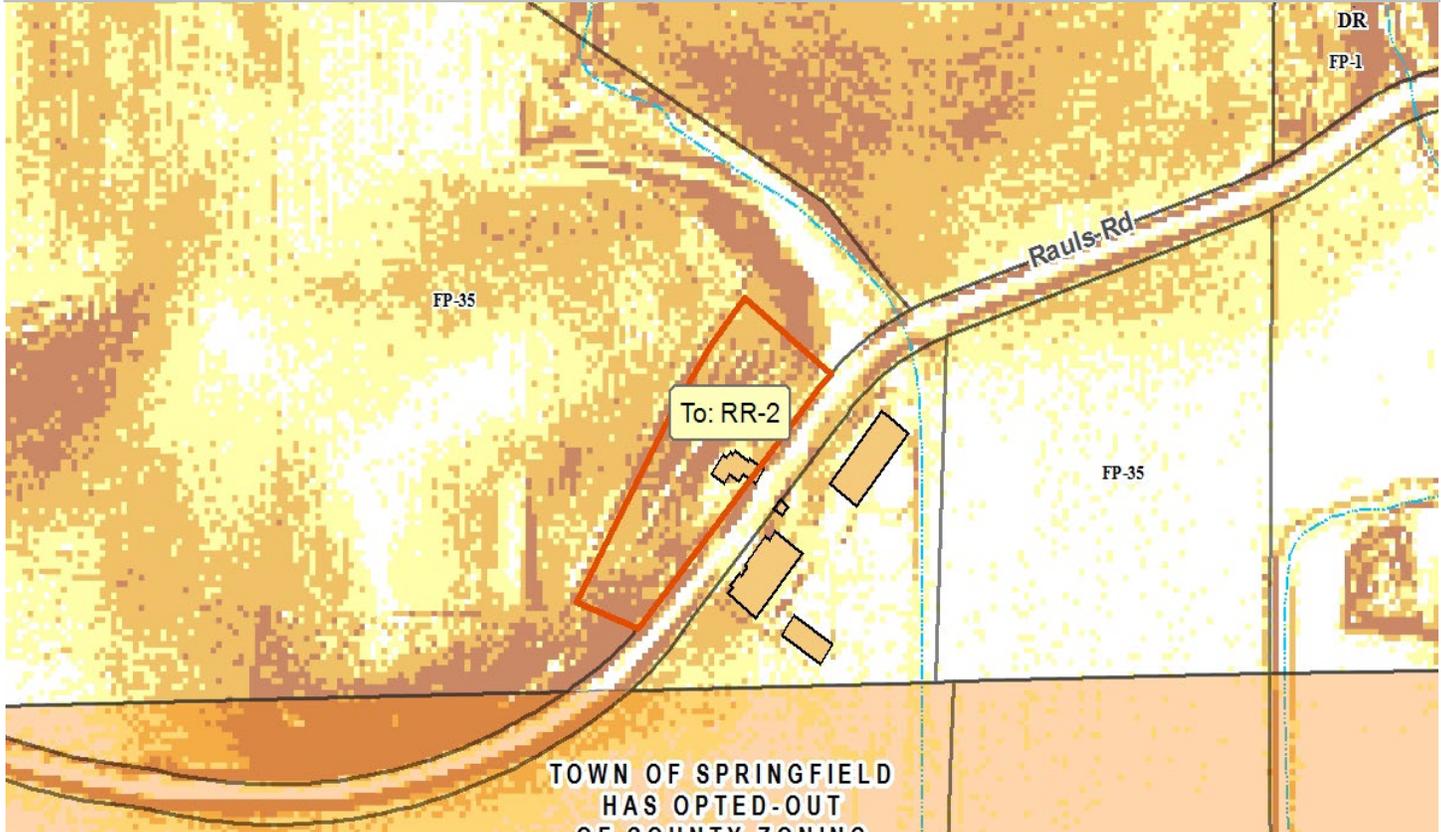


Staff Report  Zoning and Land Regulation Committee	<i>Public Hearing:</i> June 28, 2022	Petition 11837	
	<i>Zoning Amendment Requested:</i> FP-35 Farmland Preservation District TO RR-2 Rural Residential District	<i>Town/Section:</i> DANE, Section 32	
	<i>Size:</i> 2.31 Acres	<i>Survey Required:</i> Yes	<i>Applicant</i> BALLWEG LIVING TRUST
	<i>Reason for the request:</i> Separating existing residence from farmland		<i>Address:</i> 7462 RAULS ROAD



DESCRIPTION: The applicant would like to separate the existing house by creating a 2.3 acre residential lot.

OBSERVATIONS: This is the final split available to this property, if approved the property should be deed restricted to prevent further residential development. See the attached Density Study.

TOWN PLAN: The Town of Dane has a 1 home per 35 acres density policy in the agricultural preservation area on currently owned land. The proposal is consistent with Town Density Policy.

RESOURCE PROTECTION: No new development is requested.

STAFF: The property is not eligible for any further density units and is covered by an existing conservation easement that prevents further development on the remaining farmland. The proposal is consistent with town plan policies and the existing easement. Staff recommends approval with no conditions. Any questions about this petition or staff report please contact Curt Kodl at (608) 266-4183 or kodl@countyofdane.com

TOWN: The Town approved the petition on 5/2/2022 with no conditions.