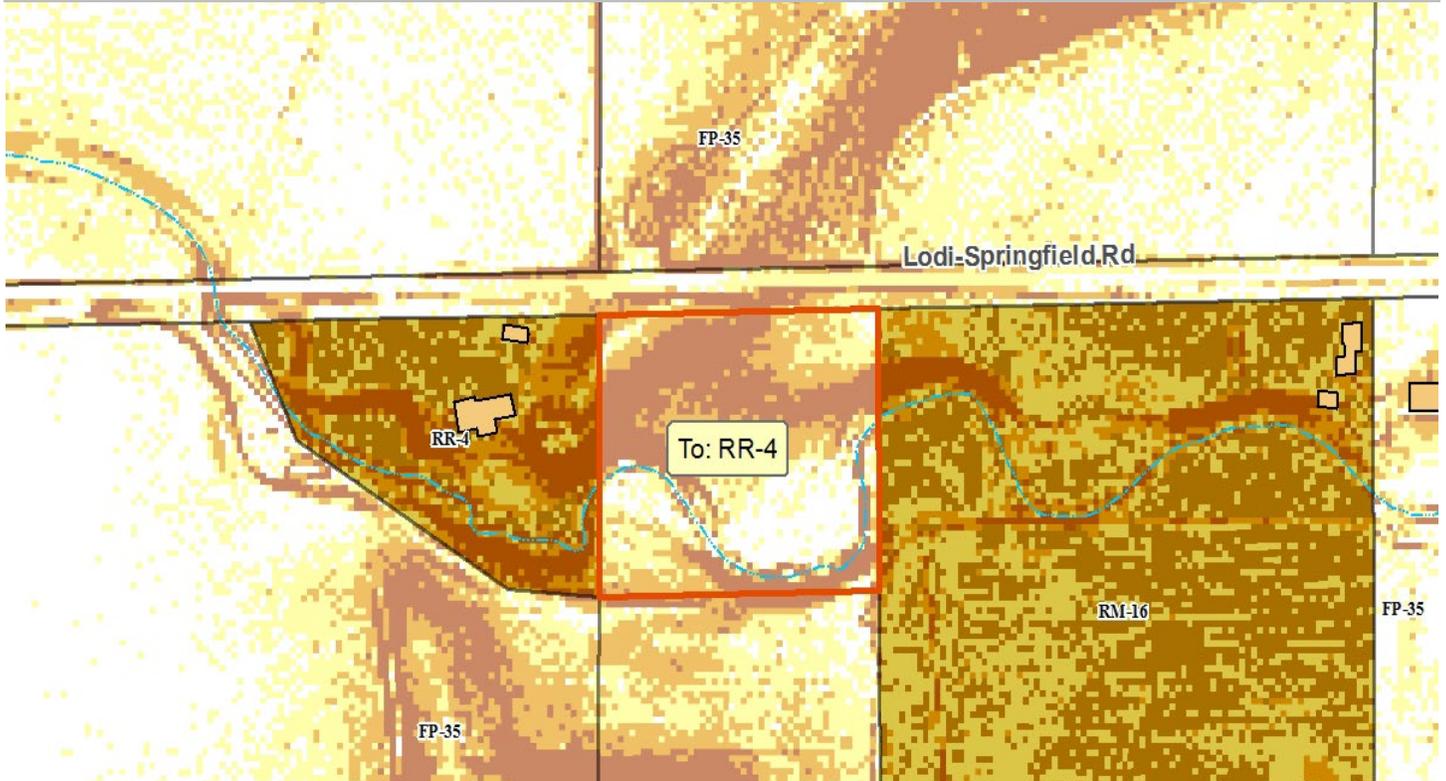


Staff Report  Zoning and Land Regulation Committee	<i>Public Hearing:</i> July 26, 2022		Petition 11857
	<i>Zoning Amendment Requested:</i> FP-35 Farmland Preservation District TO RR-4 Rural Residential District		<i>Town/Section:</i> DANE, Section 20
	<i>Size:</i> 5.15 Acres	<i>Survey Required.</i> Yes	
	<i>Reason for the request:</i> Creating one residential lot		<i>Applicant</i> HELLENBRAND LIVING TR
			<i>Address:</i> EAST OF 7240 LODI SPRINGFIELD ROAD



DESCRIPTION: The applicant would like to create a residential lot by converting 5 acres of FP-35 to RR-4.

OBSERVATIONS: Finding a building envelope will be tough on this lot,

TOWN PLAN: The property is located in a designated agricultural preservation area. The Town Plan has a Density policy of 1 home per 35 acres. *“Whenever a rezoning or other land use approval results in reaching the maximum number of dwelling units or other buildings available to the 1979 ownership parcel under the density provision of this section, the Town shall, as part of the rezoning or other approval, require that the balance of the subject parcel be deed restricted to prevent further development.”* Also, the Town of Dane prohibits building on slopes over 12%

RESOURCE PROTECTION: There is an Intermittent Stream and slopes over 20% on the proposed lot. This choice of a lot is a difficult at best. The applicant would have to prove there is a sufficient area of less than 12% slopes is large enough to hold the proposed home.

STAFF: If approved staff recommends a deed restriction to prohibit any further residential development. (Parcels 090817390000, 090817395005, 090820285001, 090820185806, 090820295009, and 090820190809.) Any questions about this petition or staff report please contact Curt Kodl at (608) 266-4183 or kodl@countyofdane.com

TOWN: Approved with no conditions.