
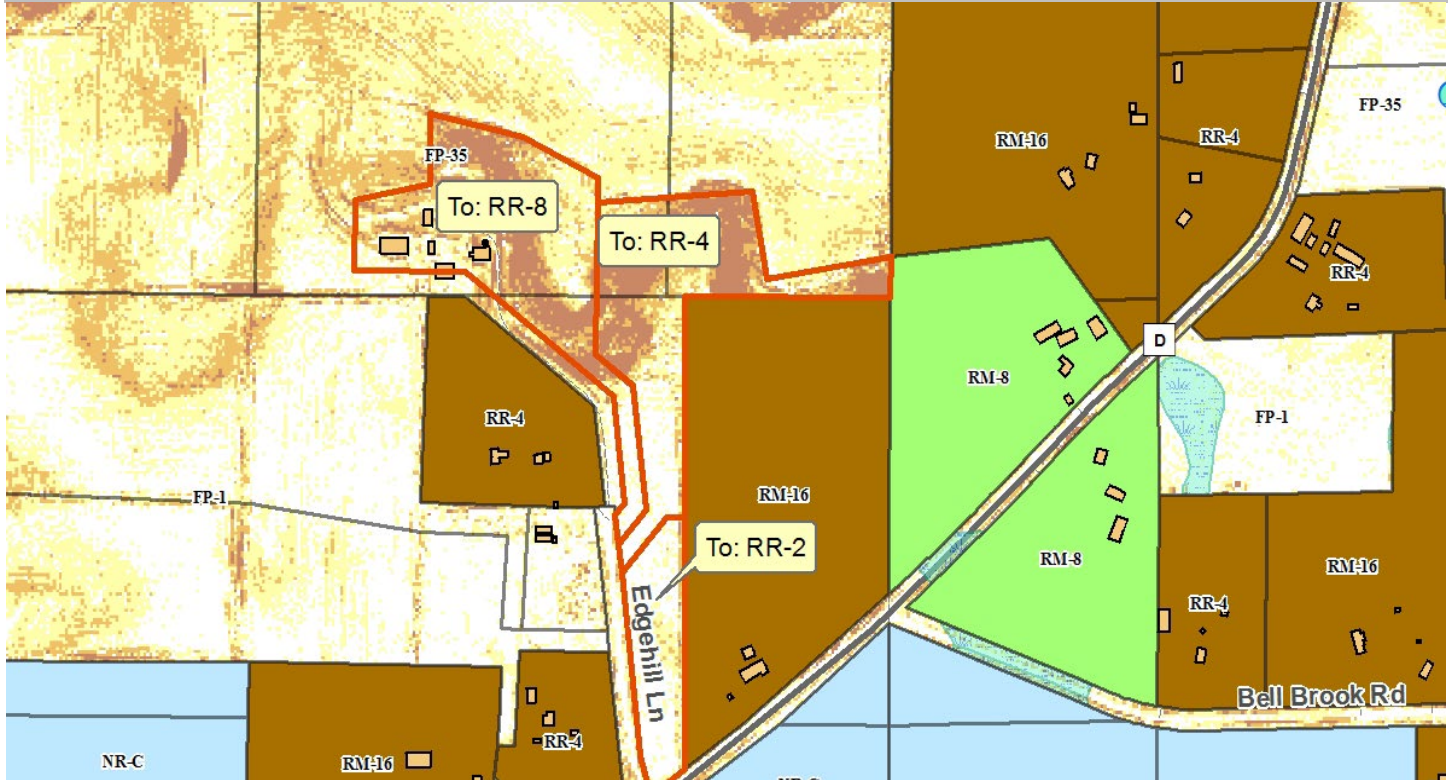


Staff Report  Zoning and Land Regulation Committee	<i>Public Hearing:</i> June 28, 2022		Petition 11840
	<i>Zoning Amendment Requested:</i> FP-35 Farmland Preservation District TO RR-2 Rural Residential District, FP-35 Farmland Preservation District TO RR-4 Rural Residential District, FP-35 Farmland Preservation District TO RR-8 Rural Residential District		<i>Town/Section:</i> MONTROSE, Section 25
	<i>Size:</i> 2.6,7.7,8.9 Acres	<i>Survey Required:</i> Yes	<i>Applicant</i> FRENCHTOWN FARMS LLC
	<i>Reason for the request:</i> Separating existing residence from the farmland and creating 2 residential lots		<i>Address:</i> 530 EDGEHILL LANE



DESCRIPTION: The landowner wishes to rezone: 2.6 acres from the FP-35 (General Farmland Preservation) zoning district to the RR-2 (Rural Residential) zoning district; 7.7 acres from the FP-35 zoning district to the RR-4 zoning district, and; 8.9 acres from the FP-35 zoning district to the RR-8 zoning district, to create 3 residential lots.

OBSERVATIONS: There is an existing farm residence on the proposed RR-8 lot. All lots would conform to road frontage and dimensional requirements of the county zoning and land division ordinances.

TOWN PLAN: The property is within a Farmland Preservation area under the Town of Montrose / Dane County Comprehensive Plan and the Dane County Farmland Preservation Plan. Residential development, including separation of existing farm homes, is capped at one unit per 35 acres as of September 11, 1978. If Petition 11840 is approved, there will be one potential homesite remaining.

RESOURCE PROTECTION: There are areas of steep slopes on all proposed lots. New development should avoid such areas.

STAFF: Recommend approval with no conditions. *Questions? Contact Brian Standing at standing@countyofdane.com*

TOWN: Approved with no conditions.