
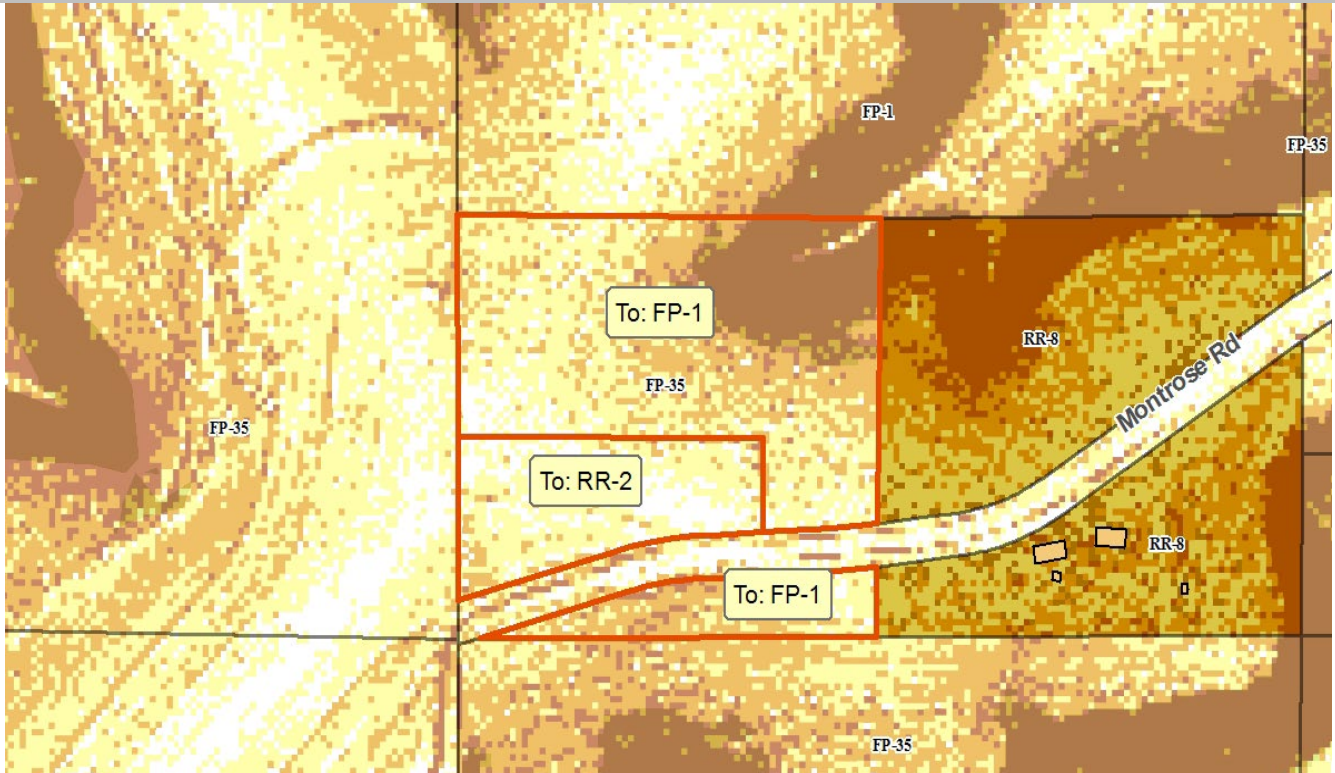


<b>Staff Report</b>    <b>Zoning and Land Regulation Committee</b>	<b>Public Hearing: June 28, 2022</b>	<b>Petition 11849</b>
	<b>Zoning Amendment Requested:</b> <b>FP-35 Farmland Preservation District TO RR-2 Rural Residential District, FP-35 Farmland Preservation District TO FP-1 Farmland Preservation District</b>	<b>Town/Section:</b> <b>MONTROSE, Section 30</b>
	<b>Size: 2.01,7.25 Acres</b>	<b>Survey Required. Yes</b>
	<b>Reason for the request:</b> <b>Creating one residential lot and two agricultural lots</b>	<b>Applicant:</b> <b>DENNIS V NOLDEN</b>
		<b>Address:</b> <b>WEST OF 7869 MONTROSE ROAD</b>



**DESCRIPTION:** Landowner wishes to rezone an existing 9.26-acre parcel in the FP-35 zoning district to create a new 2.01-acre lot in the RR-2 zoning district for a new home. The balance of the property would be divided into two FP-1-zoned agricultural lots, totaling 7.25 acres.

**OBSERVATIONS:** All proposed lots conform to the minimum lot size and road frontage requirements 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*. Residential development is limited to one unit per 35 acres of contiguous ownership as of September 11, 1978. Zoning parcels smaller than 35 acres in area, that existed prior to September 11, 1978, are permitted to rezone to allow no more than one single family residence.

**RESOURCE PROTECTION:** Steep wooded slopes, exceeding 12% grade cross the northeastern corner of the northern proposed FP-1 lot. No significant impacts anticipated.

**STAFF:** Recommend approval with town conditions. *Questions? Contact Brian Standing at standing@countyofdane.com.*

**TOWN:** Approved with a condition requiring a deed restriction on the FP-1 parcels prohibiting residential development (lots 1 and 3).