


Staff Report  Zoning and Land Regulation Committee	<i>Public Hearing:</i> November 15, 2022		Petition 11904
	<i>Zoning Amendment Requested:</i> FP-35 Farmland Preservation District TO RR-2 Rural Residential District		<i>Town/Section:</i> DANE, Section 5
	<i>Size:</i> 3.64 Acres	<i>Survey Required:</i> Yes	<i>Applicant</i> DIANE KARLS ESTATE (AUDREY PRIEVE)
	<i>Reason for the request:</i> Separating existing residence from farmland		<i>Address:</i> 7906 GLUTH ROAD



DESCRIPTION: Applicants Audrey Prieve and Faye Schmitt want to separate the buildings from the rest of the 98.7-acre farm that is their mother’s estate (Diane Karls Estate) and are requesting to rezone 3.64 acres from FP-35 to RR-2.

OBSERVATIONS: The subject property is part of what was once the 158.9-acre William F. Karls farm. The property is entirely prime Class 2 agricultural soils; however it is all existing development. The proposed RR-2 lot would have roughly 9% lot coverage by existing buildings, under the 10% limit.

TOWN PLAN: The proposal is in the Town’s Agricultural Preservation Area, the Town has a 1 home per 35 acres density policy in this area, please see the attached Density Study. The proposed land division would use 1 of 2 available splits. (For questions about the town plan, contact Senior Planner Curt Kodl at (608) 266-4183 or kodl@countyofdane.com)

RESOURCE PROTECTION: The only resource protection corridors on site reflect steeper slopes near existing buildings.

TOWN ACTION: On September 12, 2022 the Town Board recommended approval of the petition with one condition, noting one of the existing buildings is located within the Town of Dane right-of-way and cannot be rebuilt or repaired.

STAFF RECOMMENDATION: Pending any comments at the public hearing, staff recommends approval subject to the applicant recording a CSM for the new lots, and the following conditions:

1. The shed building located within Gluth Road right-of-way may not be rebuilt or repaired.

Any questions about this petition or staff report please contact Rachel Holloway at (608) 266-9084 or holloway.rachel@countyofdane.com