

**DESCRIPTION:** Applicant proposes to create a new 3.5 acre RR-2 (Rural Residential) parcel for future development. The proposed RR-2 lot creation will leave a remnant agriculture / open space parcel totaling 33.5 acres. FP-1 zoning is requested to provide zoning compliance for the 33.5 acre remnant agriculture / open space parcel.

**OBSERVATIONS:** Current land uses are agriculture / open space. Surrounding land uses are agriculture / open space, and scattered rural residences. There is a significant area of mapped wetlands that encompasses approximately 85% of the proposed FP-1 parcel. No sensitive environmental features observed on the proposed RR-2 parcel.

**TOWN PLAN:** The property is located in the town's agricultural preservation area. The portion of the property in mapped wetlands is located in the town's resource protection area.

**RESOURCE PROTECTION:** A resource protection area associated with the mapped wetlands is present on the proposed FP-1 parcel. No development proposed that would impact the resource protection area.

**STAFF:** As indicated on the attached density study report, the property remains eligible for 2 density units or "splits". If the petition is approved, one possible split will remain available. The proposed RR-2 parcel is located in an area outside of the mapped wetlands and appears reasonably consistent with town development siting criteria. An access permit will be needed from Dane County Highways.

Pending any concerns raised by the town during the course of its review, or at the ZLR public hearing, staff recommends approval of the petition with no conditions. Any questions about this petition or staff report please contact Majid Allan at (608) 267-2536 or <u>allan@countyofdane.com</u>

**TOWN:** Approved with no conditions.