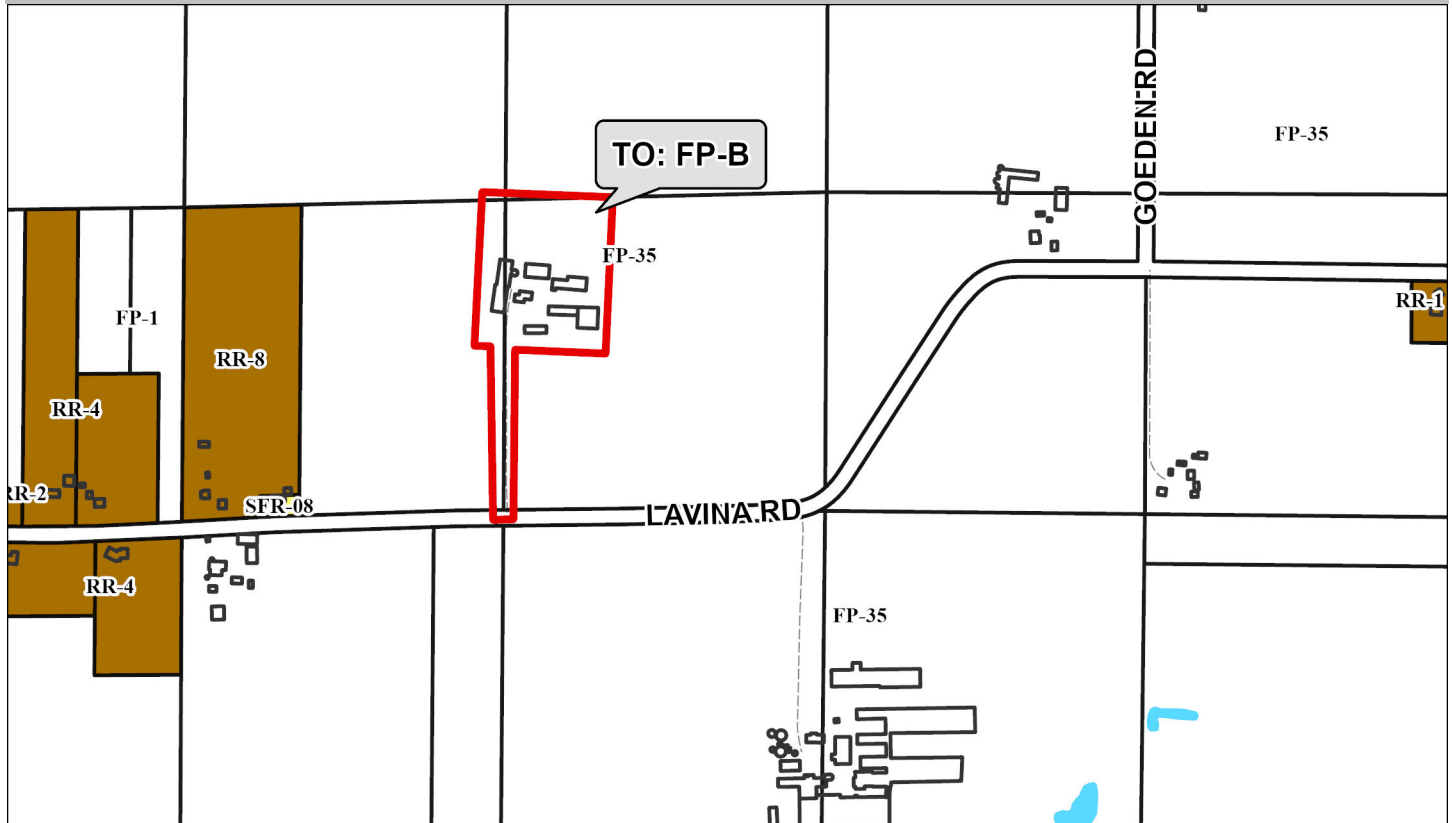


Staff Report  Zoning & Land Regulation Committee	<u>Public Hearing:</u> May 5, 2026		Petition 12258
	<u>Zoning Amendment Requested:</u> FP-35 Farmland Preservation District TO FP-B Farmland Preservation Business District		<u>Town, Section:</u> DANE, Section 27
	<u>Size:</u> 9.63 Acres	<u>Survey Required:</u> Yes	<u>Applicant:</u> DALE G & DIANE M HELT REV TR
	<u>Reason for the request:</u> SEPARATING EXISTING FARMSTEAD FROM THE FARM LAND FOR CONTINUED DAIRY USE		<u>Address:</u> 6926 LAVINA RD



DESCRIPTION: The Helts would like to separate the existing farmstead from the farm land, on a 9.6-acre lot with FP-B Farmland Preservation Business. The lot could be split off with a certified survey map and would enable continued use as a dairy farm operation by their son.

OBSERVATIONS: The proposed lot configuration meets county ordinance requirements, including lot size, public road frontage, building setbacks, and lot coverage by buildings.

In the FP-B zoning district, any residence lawfully existing as of February 20, 2010 shall be considered a permitted use. Such structures may be added to, altered, restored, repaired, replaced or reconstructed, provided certain criteria are met (continued use as a residence and meeting building location / setback requirements).

If there will be livestock on site more than one animal unit per acre, the owner needs to have a nutrient management plan in place for entire farm. Applicants are advised to contact Land and Water Resources Department staff: Amy Piaget 608-212-9172 or Shawn Esser 608-228-6347.

The lot is within the Village of Dane’s extraterritorial jurisdiction (ETJ) for purpose of the land division review.

COMPREHENSIVE PLAN: This petition is in the town’s Agricultural Preservation planning area and is subject to the land use policies related to that designation. This proposal is consistent with the goals, objectives of policies related to separation of existing homes and the continuation of agriculture. The Town of Dane has a 1 home per 35 acres density policy, the proposal is consistent with the density policy (see Density Study).

For questions about the town plan, contact Senior Planner Curt Kodl at (608) 266-4183 or Kodl.Curt@danecounty.gov.

RESOURCE PROTECTION: There are sensitive environmental resources within 300 feet of the subject property. The lot is partially within the shoreland zone due to proximity to an intermittent stream to the west and south of the property.

TOWN ACTION: Town Board recommends approval, with no conditions.

STAFF RECOMMENDATION: Staff recommends approval subject to the applicants recording the CSM and having a nutrient management plan on file with LWRD for any livestock use over one acre.

Please contact Rachel Holloway at (608) 266-9084 or holloway.rachel@danecounty.gov if you have questions about this petition or staff report.