
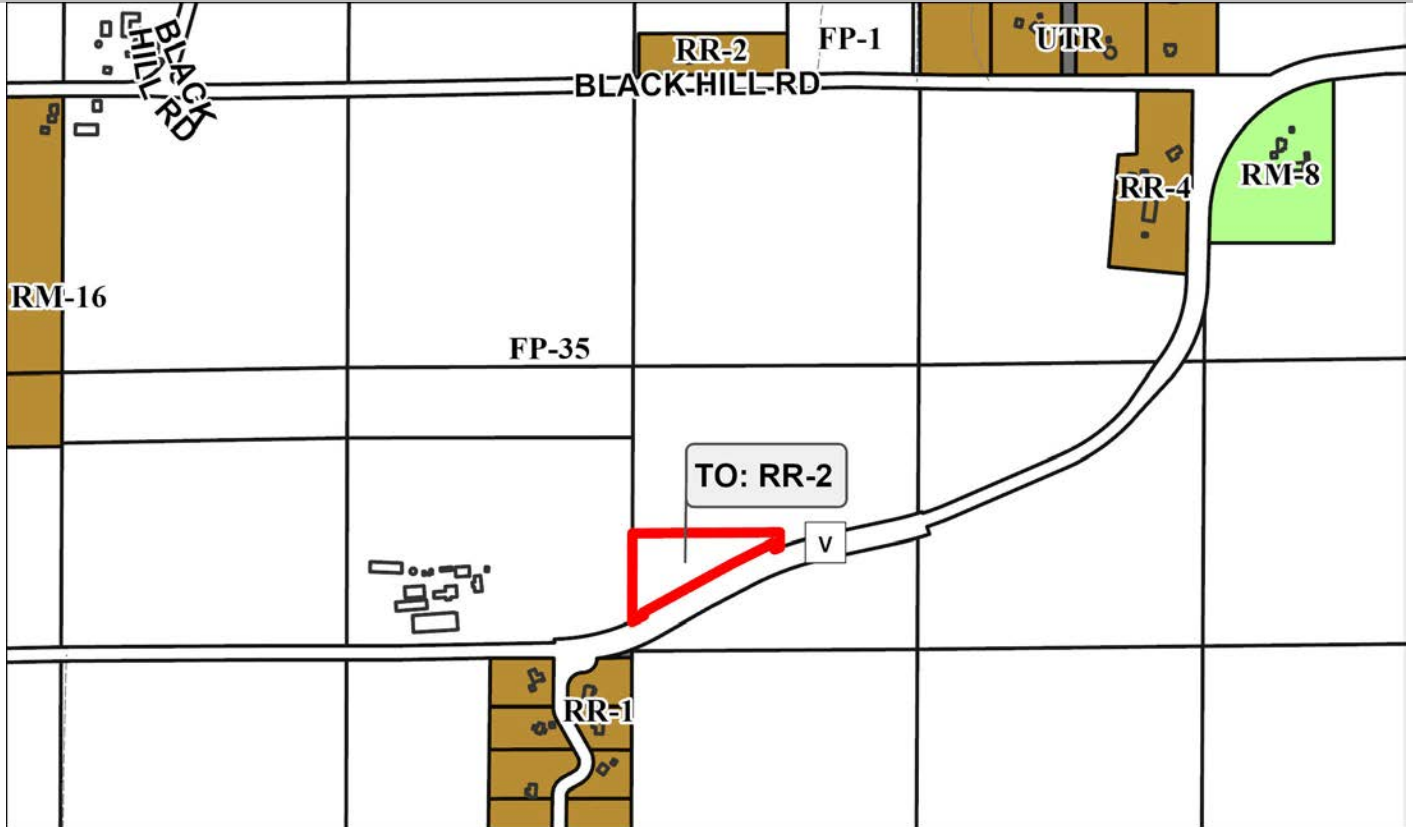


Staff Report  Zoning & Land Regulation Committee	<u>Public Hearing:</u> September 24, 2024		Petition 12085
	<u>Zoning Amendment Requested:</u> FP-35 Farmland Preservation District TO RR-2 Rural Residential District		<u>Town, Section:</u> DANE, Section 21
	<u>Size:</u> 3.54 Acres	<u>Survey Required:</u> Yes	<u>Applicant:</u> LEROY AND TERRI WIPPERFURTH
	<u>Reason for the request:</u> Creating one residential lot		<u>Address:</u> EAST OF 7364 COUNTY HWY V



DESCRIPTION: Leroy and Terri Wipperfurth propose to create one new residential lot 3.4 acres in size.

OBSERVATIONS: The proposed lot meets ordinance requirements including lot size and public road frontage.

COUNTY HIGHWAY: CTH V is not a controlled access highway; however any change of use requires an access permit from Dane County Highway Department. Access Permit # 911A allows a new Residential Single Family Access. This will serve 1 single family residences and surrounding agricultural lands. Any future change of use of existing access requires a permit Highway Department. No new additional access will be permitted on CTH V due to reconfiguration of lots. Estimate increase of traffic to be 10 trips per day due to rezone. For questions, contact Kevin Eslick 608-283-1486 / eslick.kevin@danecounty.gov.

COMPREHENSIVE PLAN: The proposal is in the town’s Agricultural Preservation planning district. The proposal is consistent with both the Town and County Comprehensive Plans, see the attached density study. If the proposal is approved, 1 split should remain with the farmstead. For questions about the town plan, contact Senior Planner Curt Kodl at (608) 266-4183 or kodl.curt@danecounty.gov.

RESOURCE PROTECTION: There are no sensitive environmental features on the subject property. Staff has no concerns.

TOWN ACTION: On August 5, 2024 the Town Board recommended approval with no special conditions.

STAFF RECOMMENDATION: Pending any comments at the public hearing, staff recommends approval with no conditions other than recording the CSM for the new lot. Please contact Rachel Holloway at (608) 266-9084 or holloway.rachel@danecounty.gov if you have questions about this petition or staff report.