
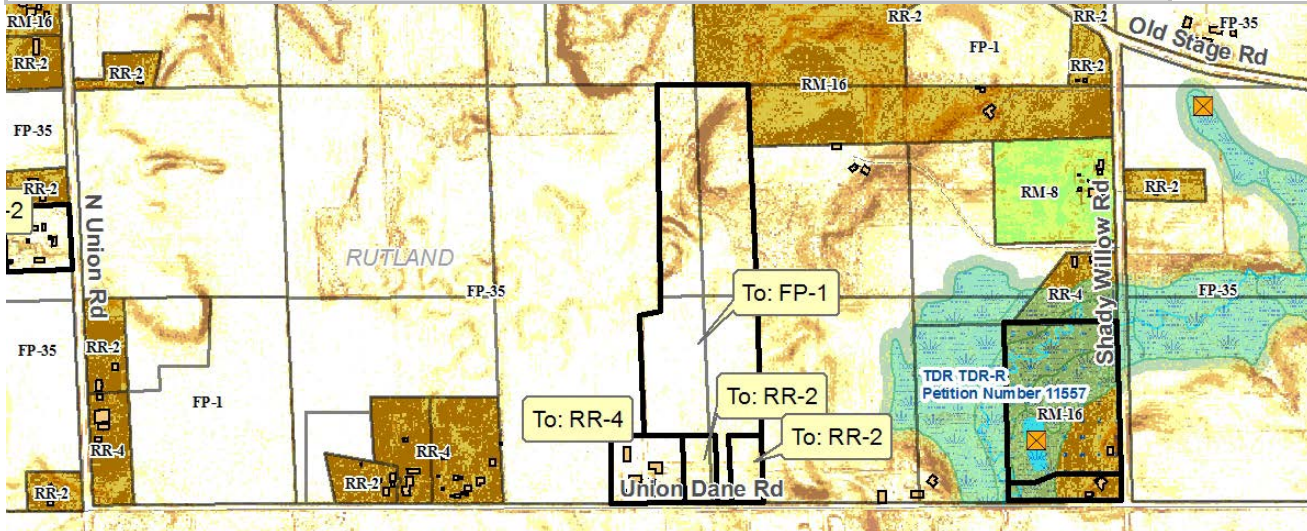


Staff Report  Zoning and Land Regulation Committee Questions? Contact: Majid Allan: 267-2536 allan@countyofdane.com	Public Hearing: October 27, 2020 <u>Zoning Amendment Requested:</u> FP-35 Farmland Preservation District TO RR-4 Rural Residential District, FP-35 Farmland Preservation District TO RR-2 Rural Residential District, FP-35 Farmland Preservation District TO FP-1 Farmland Preservation District	Petition 11603 <u>Town/Section:</u> RUTLAND, Section 34	
	<u>Size:</u> 5.0,4.0,33.0 Acres	<u>Survey Required:</u> Yes	<u>Applicant</u> TERRY LUND
	<u>Reason for the request:</u> Separating the existing residence from the farmland and creating two residential lots and one agricultural lot.		<u>Address:</u> 3274 UNION DANE ROAD



DESCRIPTION: Applicant owns approximately 52 acres of FP-35 zoned property with an existing residence and accessory buildings. This petition proposes to separate the existing residence from the farmland and to create two new RR-2 (Rural Residential) parcels for future new development. Since the balance of the parcel will fall below 35 net acres, FP-1 (Small Lot Farmland Preservation) zoning is requested to provide zoning compliance for the remaining ag land. A 4 lot Certified Survey Map is proposed to accomplish the land division.

OBSERVATIONS: Existing land uses are rural residential and agriculture / open space. Proposal will add two new rural residential lots. Surrounding land uses are agriculture / open space and scattered rural residential. No sensitive environmental features observed. Proposed lots conform to zoning and land division ordinance requirements.

TOWN PLAN: The property is located in the town’s agricultural preservation area.

RESOURCE PROTECTION: No resource protection corridors located on the property.

STAFF: As indicated on the attached density study report, the property remains eligible for 2 possible density units (“splits”). The applicant retained the 2 possible splits to the property following the prior sale of 58.5 acres to an adjoining owner. If the petition is approved, the eligible splits will be exhausted. The proposed separation of the residence, creation of 2 new rural residential lots, and FP-1 zoning compliance for the remaining 33 acres of ag land appear consistent with town plan policies.

Staff recommends approval of the petition with the following condition (note this is consistent with town condition):

1. Applicant shall record a deed restriction on the proposed FP-1 parcel prohibiting non-farm development in accordance with town plan density policies (proposed lot 4 of the Certified Survey Map).

TOWN: Approved with a deed restriction on the remaining FP-1 farm parcel prohibiting development.