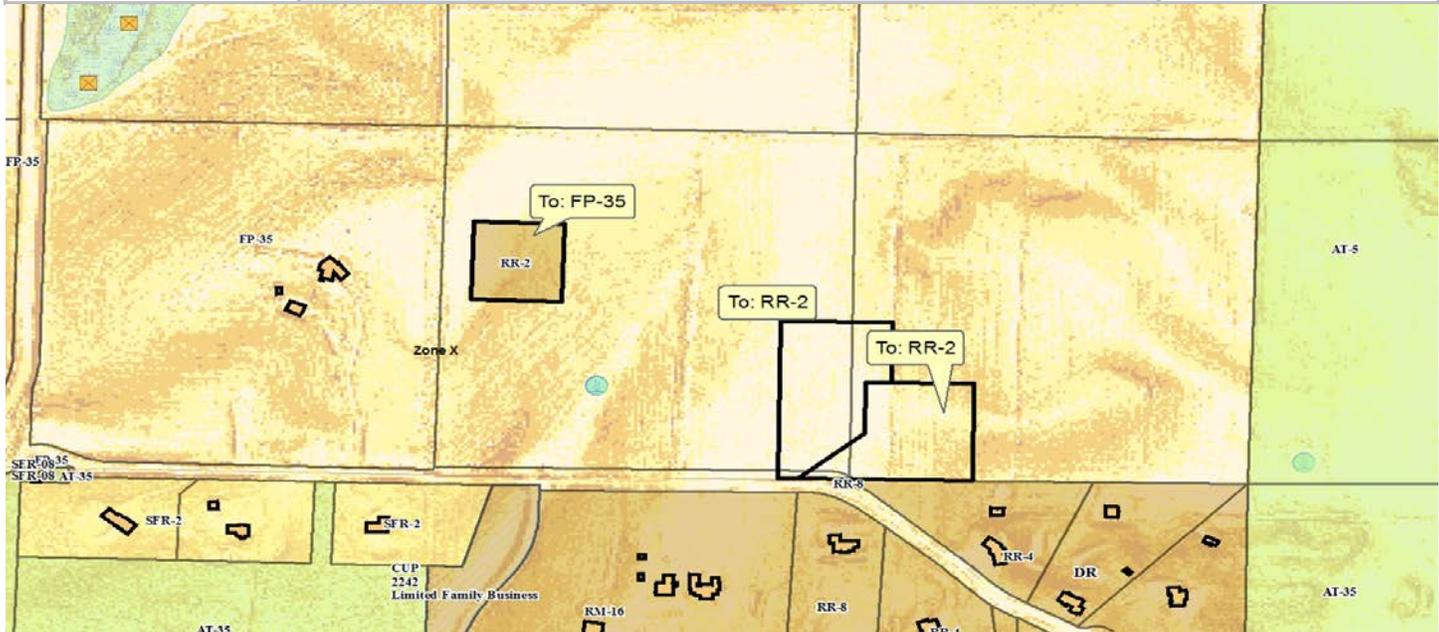


REVISED 4-21-2020 Staff Report  Zoning and Land Regulation Committee	<i>Public Hearing:</i> May 26, 2020	Petition 11551	
	<i>Zoning Amendment Requested:</i> RR-2 (Rural Residential, 2 to 4 acres) District TO FP-35 (General Farmland Preservation) District, FP-35 (General Farmland Preservation) District TO RR-2 (Rural Residential, 2 to 4 acres) District, FP-35 (General Farmland Preservation) District TO RR-2 (R		
	<i>Size:</i> 2.0,2.0,2.0 Acres	<i>Survey Required:</i> Yes.	<i>Applicant</i> TALLARD FARMS & LAND LLC
	<i>Reason for the request:</i> Creating two residential lots		<i>Address:</i> NORTH OF 7595 COREY LANE



DESCRIPTION: Landowner wishes to rezone an existing, vacant RR-2 zoning parcel to the FP-35 zoning district to return the parcel to agricultural use. At the same time, the applicant seeks to rezone a total of four acres to the RR-2 zoning district to create two single-family residential lots to allow for two new homes.

OBSERVATIONS: Proposed lots conform to the minimum requirements of the Dane County Zoning and Land Division Ordinances.

TOWN PLAN: The property falls within a Farmland Preservation area under the *Town of Cross Plains / Dane County Comprehensive Plan*. Density standards and siting criteria apply. If approved, Petition 11551 would **exhaust** the homesites available under the town / county plan.

RESOURCE PROTECTION: No mapped resource protection corridors fall within 300 feet of the property.

STAFF: Recommend approval with the following conditions:

The petition is approved with a 90-day delayed effective date, within such time the landowner must:

- a. Record a two-lot certified survey map, as approved by the Zoning Division, dividing the two RR-2 parcels as two separate lots of record, and;
- b. Record a deed restriction on the lands remaining in the FP-35 zoning district prohibiting further residential development.

TOWN: The Town Board approved the petition with no conditions.

Questions? Contact Brian Standing, standing@countyofdane.com, (608) 267-4115