
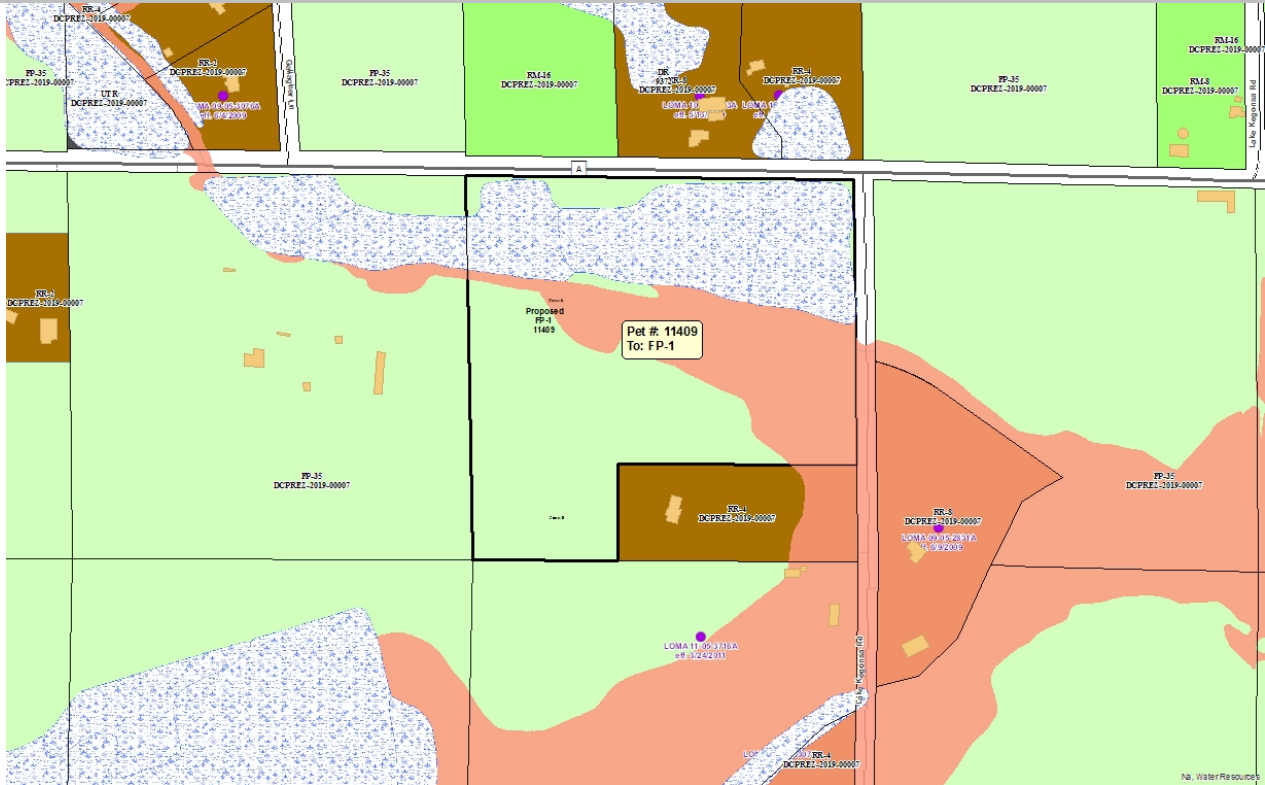


Staff Report  Zoning and Land Regulation Committee	Public Hearing: April 30, 2019	Petition 11409	
	Zoning Amendment Requested: FP-35 General Farmland Preservation District TO FP-1 Small Lot Farmland Preservation District		Town/Section: RUTLAND, Section 15
	Size: 32.7 Acres	Survey Required. Yes	Applicant ORBIN COMBS
	Reason for the request: SALE OF CROPLAND TO ADJACENT PROPERTY OWNER, LESS THAN 35 ACRES		Address: EAST OF 3811 COUNTY HWY A



DESCRIPTION: Applicant proposes to create a new 32.7 acre FP-1 (Small Lot Farmland Preservation district) ag / open space parcel to facilitate the sale of property between adjoining owners (father & son).

OBSERVATIONS: Surrounding land uses include agriculture / open space and scattered rural residences. The property consists of approximately 65% class II soils and 5% class I soils. The Badfish Creek, with associated wetlands and floodplain, bisects the property. No new development is proposed.

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

RESOURCE PROTECTION: An area of resource protection corridor associated with the Badfish Creek and associated floodplain and wetlands is located on the property.

DANE COUNTY HIGHWAY: CTH A is not a controlled access highway. No new accesses will be permitted to CTH A, access to be from local road. No significant increase of traffic expected due to rezone.

STAFF: As indicated on the attached density study report, the original Combs farm remains eligible for 1 possible split. Since the proposal will not result in any new residential development, it appears 1 split will remain available. The proposal appears reasonably consistent with town plan policies.

TOWN: Approved with a condition requiring the applicant to record a deed restriction on the FP-1 parcel to prohibit residential development.