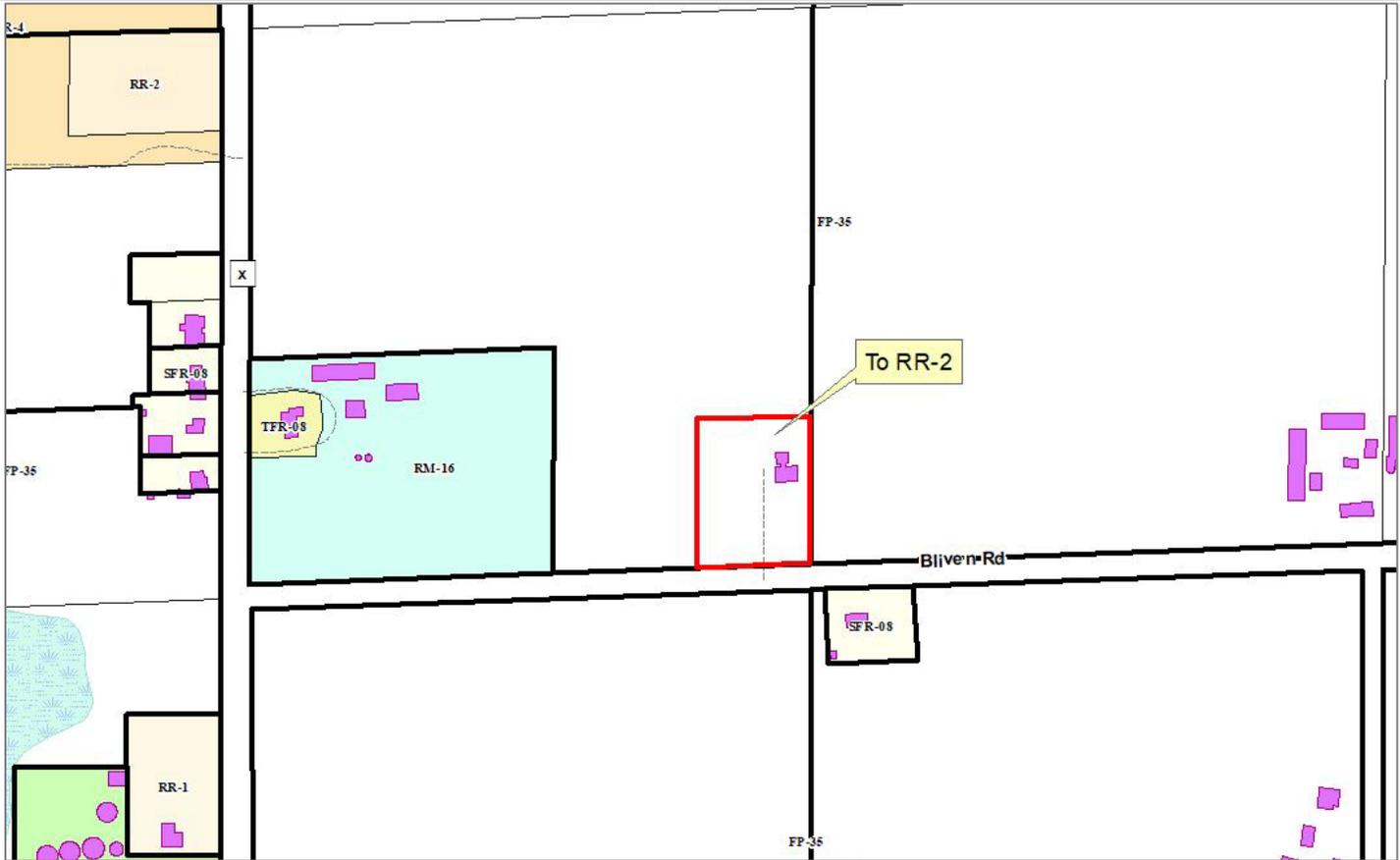


Staff Report  Zoning & Land Regulation Committee	<u>Public Hearing:</u> May 27, 2025	Petition 12162
	<u>Zoning Amendment Requested:</u> FP-35 Farmland Preservation District TO RR-2 Rural Residential District	<u>Town, Section:</u> ALBION, Section 20
	<u>Size:</u> 2 Acres	<u>Survey Required:</u> Yes
	<u>Reason for the request:</u> Creating one residential lot	<u>Applicant:</u> RONALD AND SHERI LUND
		<u>Address:</u> 1126 BLIVEN RD



DESCRIPTION: The Lunds would like to separate the existing home from the farm land on its own 2-acre lot with RR-2 zoning. The existing house was built around 2003.

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

COMPREHENSIVE PLAN: This property is in the town’s farmland preservation area. Per the 1 per 35 density policy for this area, there are no more development rights, but the house at 1126 Bliven Road may be divided off with a minimum of two acres. The rezone area contains prime farmland soils and the town plan does not allow for development on these soils. However, the entire property contains prime soils and thus it is impossible to avoid development impacts on these soils. The proposed lot meets town’s lot size policies and is rectangular in shape, and thus minimizes impacts to the farm land. Since the development rights on the original farm have been exhausted, a condition of approval should include a deed restriction prohibiting additional development on both the RR-2 and remaining FP-35 land. For questions about the town plan, contact Senior Planner Ben Kollenbroich at (608) 266-9108 or Kollenbroich.Benjamin@danecounty.gov.

RESOURCE PROTECTION: There are no sensitive environmental features on or within 300 feet of the subject property.

TOWN ACTION: On May 6th the Town Board recommended approval of the petition with no special conditions.

STAFF RECOMMENDATION: Pending any comments at the public hearing, Staff recommends approval subject to the applicant recording the CSM and the following conditions:

1. A deed restriction shall be recorded on the remaining FP-35 land (tax parcels 0512-204-9001-0 and 0512-204-8690-9) stating the following:
 - a. Further residential/nonfarm development is prohibited on the remaining FP-35 zoned land. The housing density rights for the original Wallace Olstad farm have been exhausted per the Town Comprehensive Plan density policies.

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