

Staff Report



Zoning and Land Regulation Committee

Public Hearing: **July 27, 2021**

Zoning Amendment Requested:

**RR-4 Rural Residential District TO FP-1 Farmland Preservation District,
FP-1 Farmland Preservation District TO RR-4 Rural Residential District**

Size: **4.183,6.38 Acres**

Survey Required: **Yes**

Reason for the request:

Rezone existing residential lot back to farmland preservation and rezone existing farmland preservation lot to residential

Petition 11721

Town/Section:

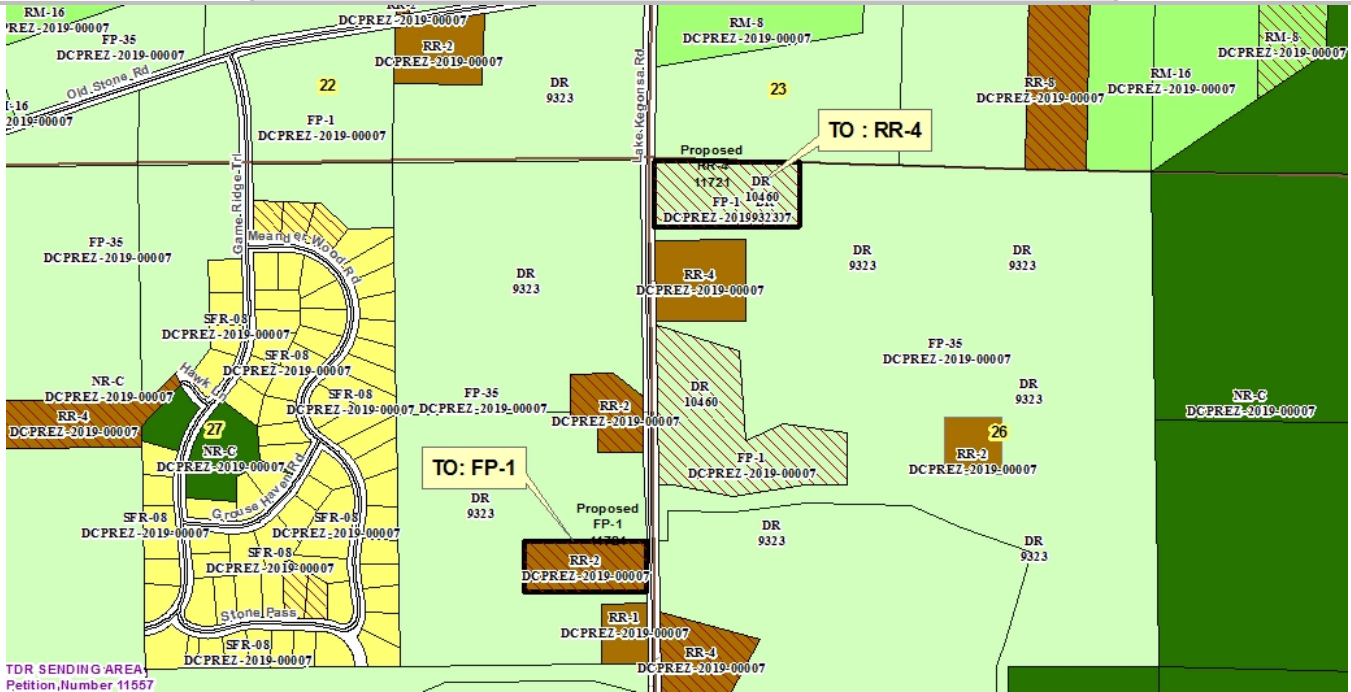
RUTLAND, Section 27

Applicant

MELVIN F & KENDA SHOTLIFF

Address:

LAKE KEGENSA ROAD



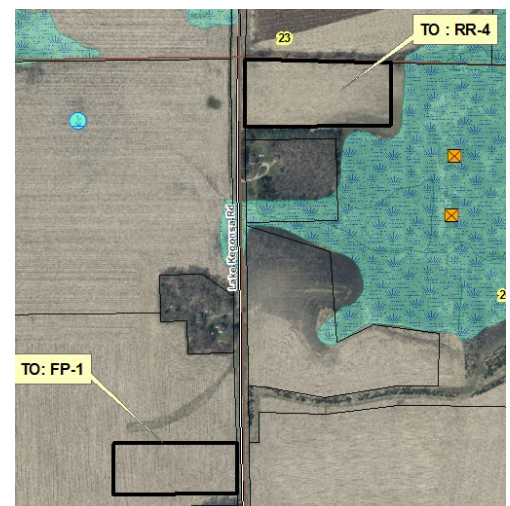
DESCRIPTION: Applicants own two existing parcels – a vacant ~4 acre RR-2 zoned buildable parcel on the west side of Lake Kegonsa Road and a vacant ~6 acre FP-1 zoned agricultural parcel on the east side of Lake Kegonsa Road. Applicants wish to essentially “swap” the zoning on the two lots in order to establish the buildable lot on the east side of Lake Kegonsa Road. The 4 acre RR-2 lot would go to FP-1 for ag use only, and the FP-1 lot would go to RR-4 for new residential development. The applicants own and farm the property and feel that relocating the building site would be a more efficient use of land and preserve the higher quality ag land. The proposal would not result in any net change in residential density.

OBSERVATIONS: The existing RR-2 parcel is part of a large farm field which is actively cropped. The existing FP-1 parcel is also cropped, but is a smaller isolated farm field. Surrounding land uses are ag / open space and scattered rural residences. No sensitive environmental features observed.

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

RESOURCE PROTECTION: No resource protection corridors on the property.

STAFF: The proposed relocation of the building site would serve to keep a large farm field intact and appears reasonably consistent with town plan policies.



Staff recommends approval of the petition.

Any questions about this petition or staff report please contact Majid Allan at (608) 267-2536 or allan@countyofdane.com

TOWN: Approved