
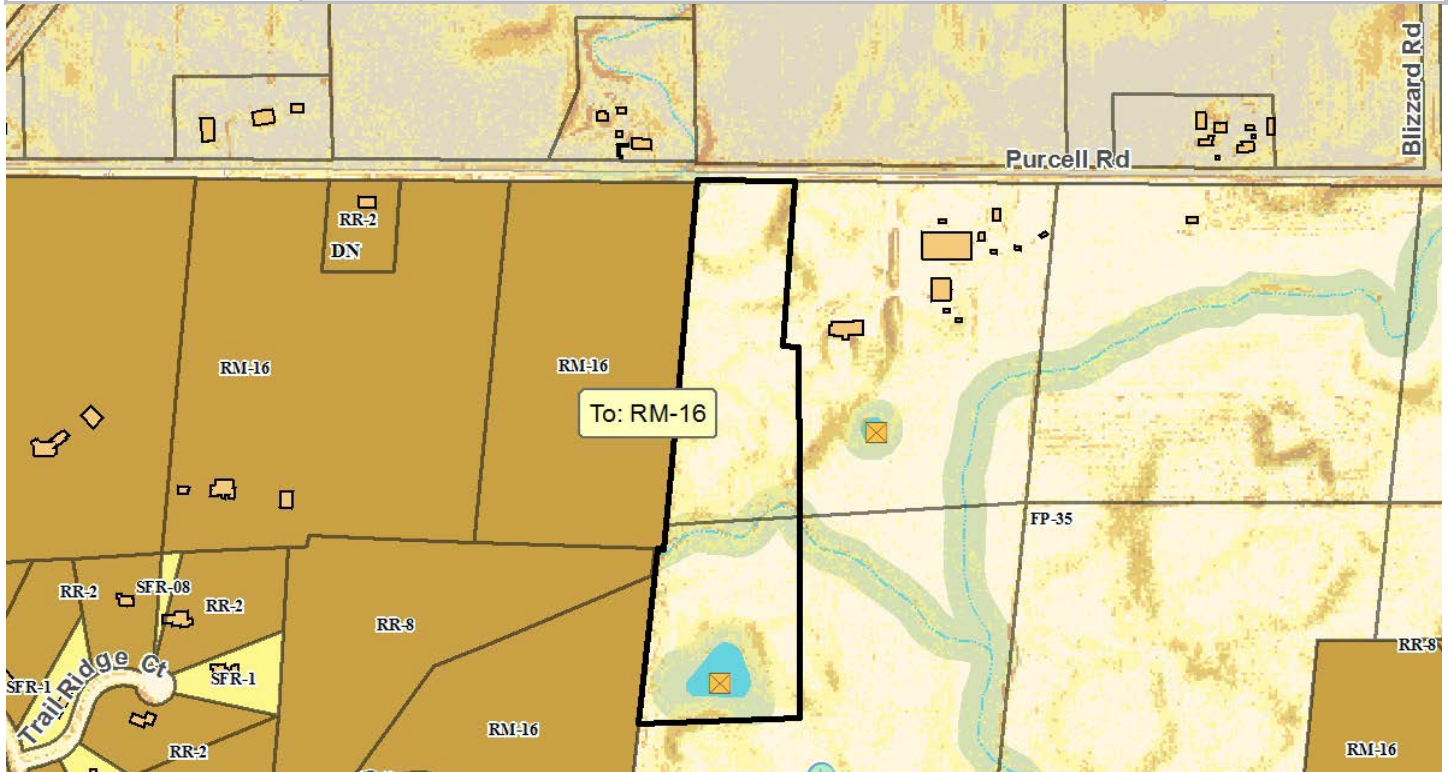


<p>Staff Report REVISED 12/16/2020</p>  <p>Zoning and Land Regulation Committee</p>	<p><i>Public Hearing:</i> December 22, 2020</p>	<p>Petition 11628</p>
	<p><i>Zoning Amendment Requested:</i> FP-35 Farmland Preservation District TO RM-16 Rural Mixed-Use District</p>	<p><i>Town/Section:</i> OREGON, Section 6</p>
	<p><i>Size:</i> 20.59 Acres <i>Survey Required:</i> Yes</p> <p><i>Reason for the request:</i> Creating one residential lot</p>	<p><i>Applicant:</i> ANCHOR-T RANCH LLC</p> <p><i>Address:</i> WEST OF 6085 PURCELL ROAD</p>



DESCRIPTION: Landowner wishes to rezone 20.59 acres from the FP-35 zoning district to the RM-16 district to create one single-family residential lot.

OBSERVATIONS: The proposed lots conform to the minimum requirements of the county zoning and land division ordinances.

TOWN PLAN: The property is within a Rural Preservation area in the town comprehensive plan and a Farmland Preservation Area in the county Farmland Preservation Plan. Residential development is capped at one unit per 35 acres. If Petition 11628 is approved, there will be one potential homesite remaining on the parent farm.

RESOURCE PROTECTION: An intermittent stream, with associated shorelands and floodplains, crosses the property from west to east near the southern third of the property. In addition, there is a small pothole lake and associated wetlands on the southern portion of the proposed RM-16 lot.

STAFF: Recommend approval with no conditions.

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

Questions? Contact Brian Standing at standing@countyofdane.com.