
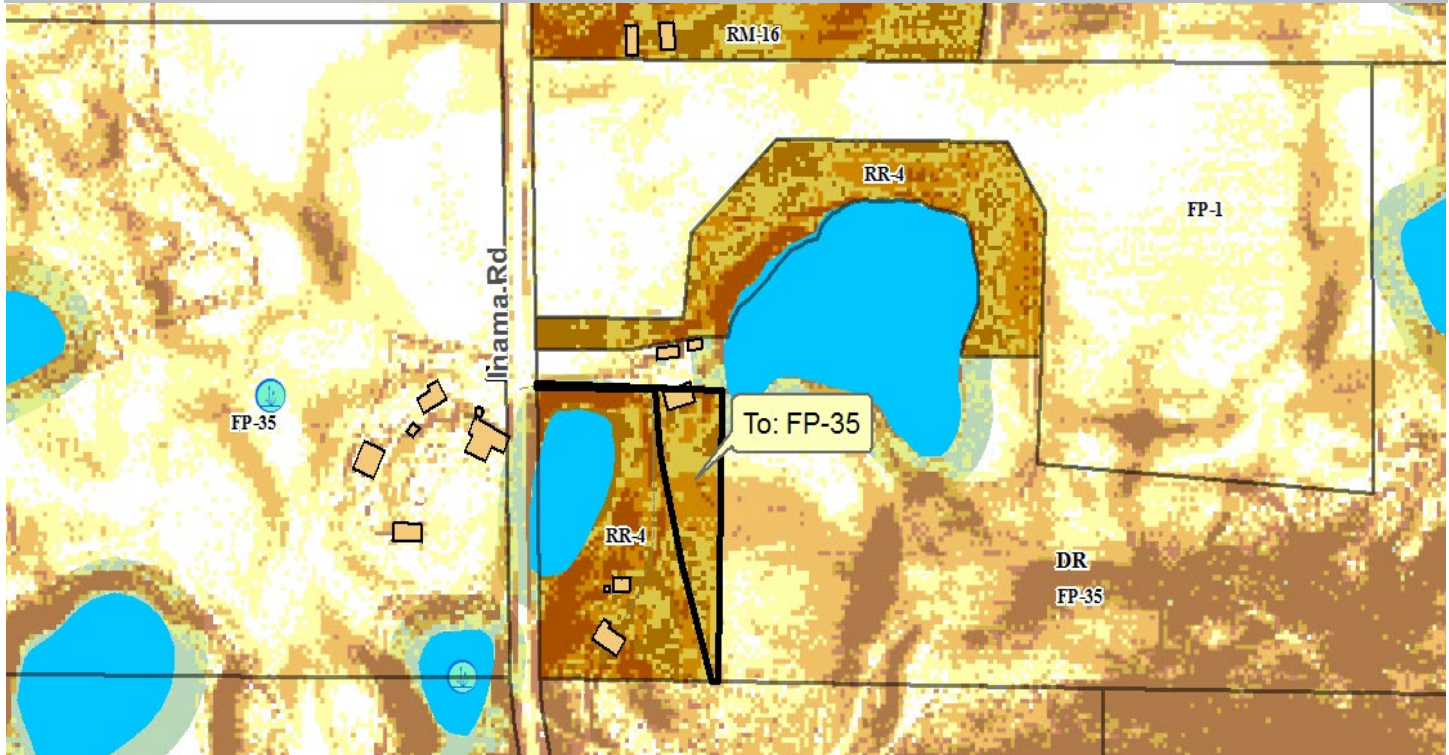


Staff Report  Zoning and Land Regulation Committee	<i>Public Hearing:</i> January 26, 2021	Petition 11637	
	<i>Zoning Amendment Requested:</i> RR-4 Rural Residential District TO FP-35 Farmland Preservation District		
	<i>Size:</i> 1.2 Acres	<i>Survey Required:</i> Yes	<i>Town/Section:</i> ROXBURY, Section 9
	<i>Reason for the request:</i> Shifting of property lines between adjacent land owners		<i>Applicant:</i> DAHL HOMESTEAD LLC
		<i>Address:</i> 7614 INAMA ROAD	



DESCRIPTION: An owner wants to shift property lines between two parcels both owned by Dahl Homestead. The request will remove 1.2 acres from the 6 acre residential lot and add it to the 43 acre agricultural lot.

OBSERVATIONS: The Deed Restriction on the existing FP-35 property is to prevent further residential development (no more Housing Density Rights are available) and still applies. The RR-4 parcel will stay above the 4 acre minimum and not require rezone. The building will only be usable as an agricultural accessory building.

TOWN PLAN: The proposal is in the agricultural preservation area in the Town of Roxbury. The Town of Roxbury has a "1 home per 35 acres" density policy. The proposal does not count against the density policy as no new development is proposed.

RESOURCE PROTECTION: The proposed FP-35 lot is close to 2 ponds, shoreland zoning standards will apply to any development within 300 feet.

STAFF: Staff recommends approval. Any questions about this petition or staff report please contact Curt Kodl (608)266-4183 or kodl@countyofdane.com

TOWN: The Town of Roxbury approved the petition on 12/21/2020 with no conditions.