


<p>Staff Report</p>  <p>Zoning and Land Regulation Committee</p>	<p><i>Public Hearing:</i> February 25, 2020</p>	<p>Petition 11522</p>	
	<p><i>Zoning Amendment Requested:</i> FP-35 (General Farmland Preservation) District TO RM-16 (Rural Mixed-Use, 16 acres and up) District</p>		<p><i>Town/Section:</i> MEDINA, Section 14</p>
	<p><i>Size:</i> 55.64 Acres</p>	<p><i>Survey Required:</i> No</p>	<p><i>Applicant:</i> RONALD A JACOBSON</p>
	<p><i>Reason for the request:</i> Creating one residential lot</p>		<p><i>Address:</i> JUST WEST OF 5524 BOX ELDER ROAD</p>



DESCRIPTION: The applicant wishes to rezone from FP-35 to RM-16 in order to build a universal design house.

OBSERVATIONS: The subject property is surrounded by agricultural, utility and scattered residential uses. Utility uses include the Enbridge petroleum pumping station and pipeline. The original farm has been divided over time, with one parcel in residential use, two devoted to utility uses, and some town-owned land.

TOWN PLAN: The subject property is located in the town’s *Agricultural Preservation* future land use district. The town utilizes a density policy of one development right per 35 acres owned as of February 4, 1981. There is one development right remaining and it will be used for this petition. This petition is consistent with the town/county comprehensive plan.

RESOURCE PROTECTION: DNR mapped wetlands exist to the west and along the northwestern corner of the parcel. Hydric soils are located in the center of the property. The home site is near the southwest corner of the parcel.

STAFF: Staff recommends approval with a deed restriction against further development.

TOWN: The town approved this petition on Monday, January 27th.

Questions? Contact Pam Andros, 608-261-9780, andros@countyofdane.com.