
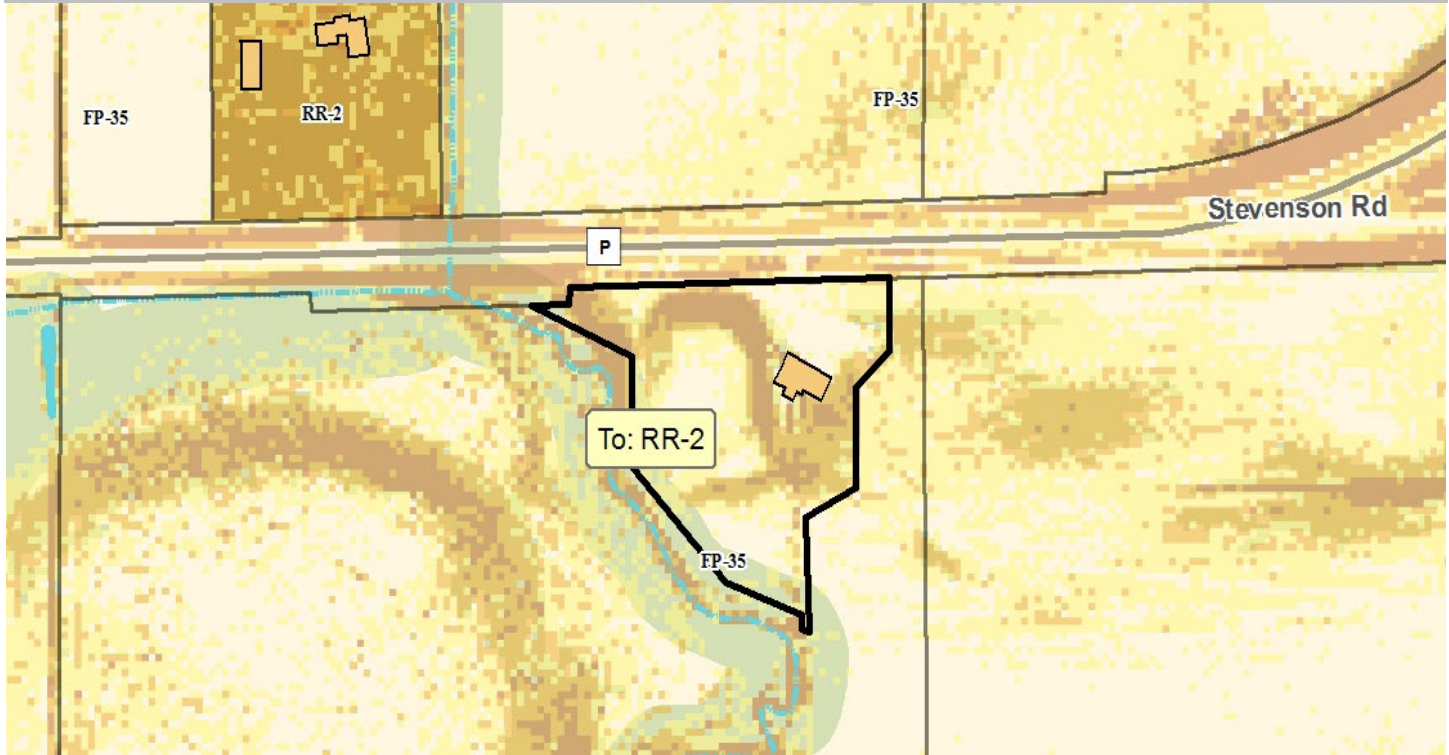


Staff Report  Zoning and Land Regulation Committee	<i>Public Hearing:</i> January 26, 2021	Petition 11635	
	<i>Zoning Amendment Requested:</i> FP-35 Farmland Preservation District TO RR-2 Rural Residential District		
	<i>Size:</i> 3.53 Acres	<i>Survey Required:</i> Yes	<i>Town/Section:</i> DANE, Section 27
	<i>Reason for the request:</i> Separating existing residence from farmland		<i>Applicant:</i> KEICHINGER FAMILY FARMS LLC
		<i>Address:</i> 7046 COUNTY HWY P	



DESCRIPTION: The applicant wishes to create a 3.5 acre RR-2 residential lot to separate the existing home and accessory building from the working farmland.

OBSERVATIONS: This is estate planning, no new development is being proposed. Current land use of the property is agricultural. Surrounding land uses include agriculture / open space, and scattered residences.

TOWN PLAN: The proposal is in the agricultural preservation area in the Town of Dane. The Town of Dane has a “1 home per 35 acres” density policy. This proposal will count against the density policy, there are 2 HDR’s left on the farm.

RESOURCE PROTECTION: There is an Intermittent Stream within 300 feet of the proposed RR-2 lot. If the stream is shown to be navigable, shoreland zoning standards will apply to any development within 300 feet. (none are proposed)

DANE COUNTY HIGHWAY: County Highway P is a non-controlled access highway. Any changes in use of an access point or new access points required a Highway Permit. Joint use access will be required where possible.

STAFF: The proposal is consistent with the Town and County Comprehensive Plans and 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 Dane approved the petition on November 9, 2020 without conditions.