
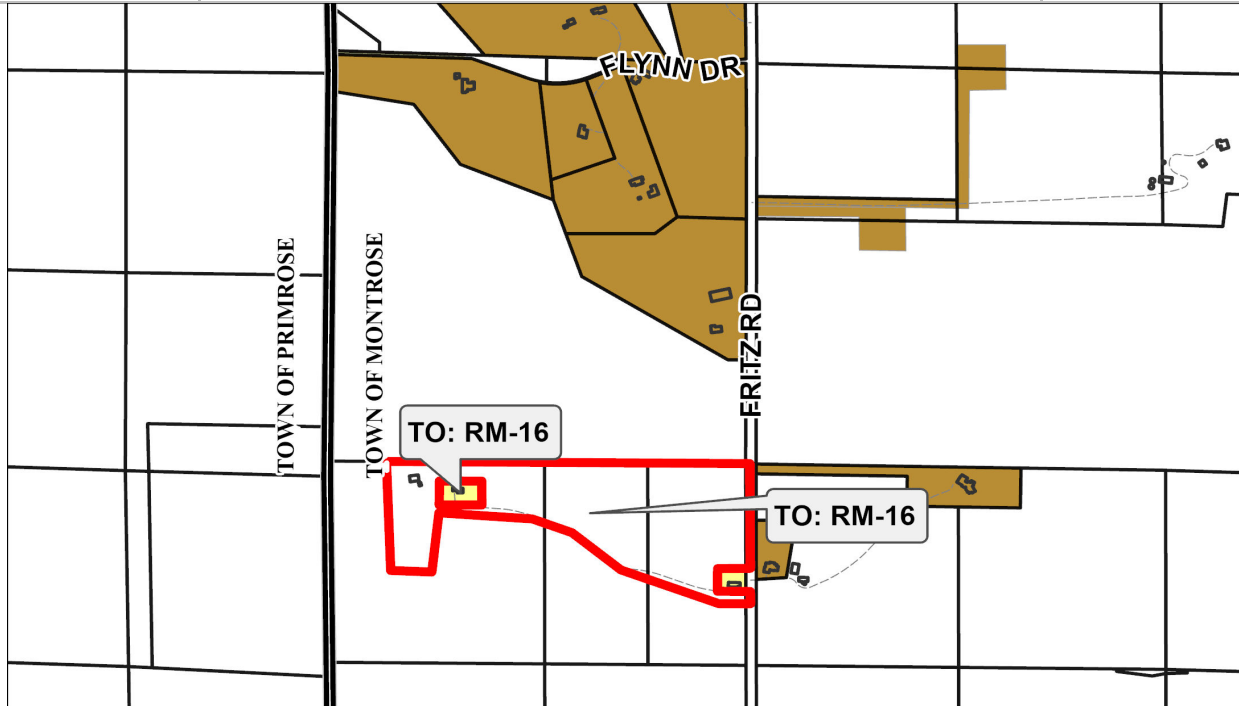


Staff Report  Zoning and Land Regulation Committee	<i>Public Hearing:</i> May 28, 2024	Petition 12032	
	<i>Zoning Amendment Requested:</i> SFR-1 Single Family Residential District and FP-35 Farmland Preservation District TO RM-16 Rural Mixed-Use District		
	<i>Size:</i> 1.0,30 Acres	<i>Survey Required:</i> Yes	<i>Town/Section:</i> MONTROSE, Section 7
	<i>Reason for the request:</i> EXPAND THE SIZE OF A RESIDENTIAL LOT TO FACILITATE AG LAND SALE		<i>Applicant:</i> TERRENCE AND LINDA SCHMITT
		<i>Address:</i> 1207 FRITZ RD	



DESCRIPTION: Linda Schmitt requests a rezoning to RM-16 Rural Mixed Use, in order to expand her existing residential lot from one to 30 acres and facilitate the sale of the remaining agricultural land. Terrence and Linda Schmitt own a small landlocked residential lot with SFR-1 zoning; the other farm lands are owned by the family. A new certified survey map (CSM) would be recorded to expand the lot and extend it out to Fritz Road.

OBSERVATIONS: The proposed lot conforms to the RM-16 zoning district and county ordinance requirements. The property is on the boundary with the Town of Montrose and the Town of Primrose to the west.

A shared driveway access easement exists now for the Schmitt residence and the SFR-08 lot that is located on Fritz Road and owned by others. A new access easement is proposed that would better align with the existing driveway and ensure access to the adjacent farm land in the future. The new access easement will need to be shown on the CSM.

Flynn Creek runs through the property from north to south, and feeds into the West Branch Sugar River.

COMPREHENSIVE PLAN: Property is in a Farmland Preservation Area under the [Town of Montrose/Dane County Comprehensive Plan](#) and the [Dane County Farmland Preservation Plan](#). No new homesite would be created with this petition, so town density caps do not apply. Department of Agriculture, Trade & Consumer Protection administrative rules limit the amount of non-FP zoning to no more than 20% of any planned Farmland Preservation Area. If Petition 12032 is approved, the amount of non-FP zoning in the Town of Montrose will increase from 11.62% to 11.75% (For questions about the town plan, contact Senior Planner Brian Standing at (608) 267-4115 or standing.brian@danecounty.gov)

RESOURCE PROTECTION: The east end of the property is subject to shoreland zoning due to a perennial stream that traverses it. Mapped floodplain and hydric soils are also present in the east end along the stream. No new construction is proposed.

TOWN ACTION: On March 5, 2024 the Town Board recommended approval of the rezone, noting that no split is used with this petition.

STAFF RECOMMENDATION: Pending any comments at the public hearing, staff recommends approval of the rezone subject to the applicant recording the certified survey map for the new lot boundaries.

Any questions about this petition or staff report please contact Rachel Holloway at (608) 266-9084 or holloway.rachel@danecounty.gov