

<b>Staff Report</b>    <b>Zoning and Land Regulation Committee</b>	<i>Public Hearing:</i> <b>June 22, 2021</b>		<b>Petition 11707</b>
	<i>Zoning Amendment Requested:</i> <b>FP-35 Farmland Preservation District TO RM-8 Rural Mixed-Use District</b>		<i>Town/Section:</i> <b>MONTROSE, Section 23</b>
	<i>Size:</i> <b>12.2 Acres</b>	<i>Survey Required:</i> <b>Yes</b>	<i>Applicant:</i> <b>JAMES E FAHEY</b>
	<i>Reason for the request:</i> <b>Separating existing residence and farm buildings from the farmland</b>		<i>Address:</i> <b>6736 FRENCHTOWN ROAD</b>



**DESCRIPTION:** Landowner seeks to rezone 12.2 acres from the FP-35 zoning district to the RM-8 zoning district to separate an existing residence and associated farm buildings from the balance of the farm.

**OBSERVATIONS:** Proposed lot will conform to minimum dimensional and road frontage requirements of the county zoning and land division ordinances.

**TOWN PLAN:** The property is within a farmland preservation area in the *Town of Montrose / Dane County Comprehensive Plan*. Residential development is capped at one unit per 35 acres owned as of 1978. Separation and rezoning of existing residences **does count** against the town density cap. If Petition 11707 is approved, there will be two potential homesites remaining.

**RESOURCE PROTECTION:** There are no mapped resource protection corridors on the site.

**STAFF:** Recommend approval with no conditions.

**TOWN:** The town of Montrose approved the petition with the following condition: "Proposed acreage to meet the 10% building area requirement of new zoning. 12.2 acres from FP-35 to RM-8."

Questions? Contact Brian Standing at [standing@countyofdane.com](mailto:standing@countyofdane.com)