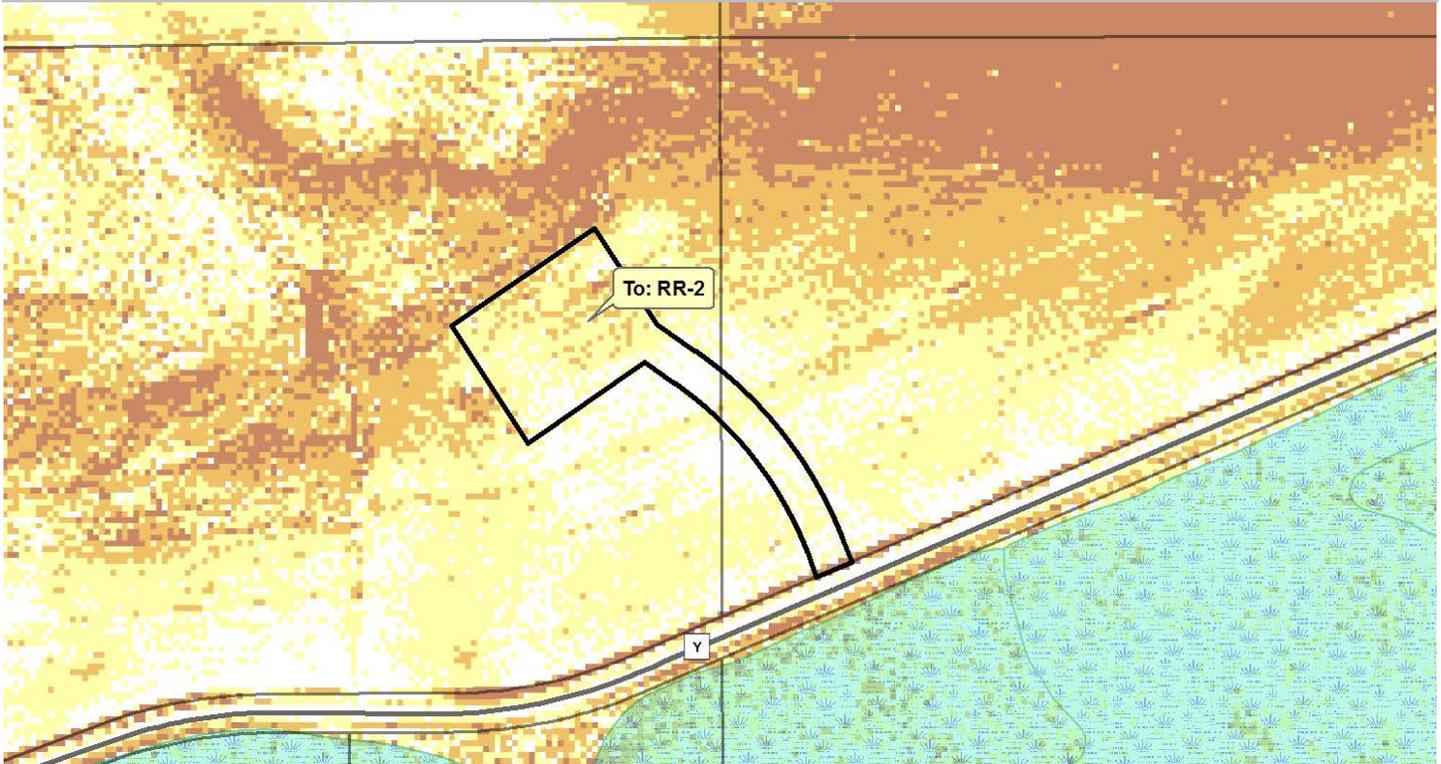


Staff Report  Zoning and Land Regulation Committee	<i>Public Hearing:</i> May 26, 2020	Petition 11555	
	<i>Zoning Amendment Requested:</i> FP-35 (General Farmland Preservation) District TO RR-2 (Rural Residential, 2 to 4 acres) District		<i>Town/Section:</i> DANE, Section 5
	<i>Size:</i> 2.35 Acres	<i>Survey Required:</i> Yes	<i>Applicant:</i> ROBERT J SCHWISTER
	<i>Reason for the request:</i> Creating one residential lot		<i>Address:</i> 2000 FEET EAST OF 7388 CTH Y



DESCRIPTION: The applicant would like to create a new residential parcel for a home site on the farm.

OBSERVATIONS: The proposed parcel appears to be configured as to leave the largest portion of the property open for farmland, placing the site on an existing field edge.

TOWN PLAN: The property is in the Town's Agricultural Preservation District. The Town has a one home per 35 acres density policy based on current ownership.

DANE COUNTY HIGHWAY DEPT: Dane County Highway reviewed the driveway access onto Hwy Y and asked that the driveway be moved 100' to the east to provide better sight distance. See revised layout.

RESOURCE PROTECTION: There are no resource protection areas on the proposed residential parcel.

STAFF: The proposed zoning district is consistent with requested parcel size. The proposal is consistent with the Town and County Comprehensive Plans. If approved, all Housing Density Rights will have been used; staff recommends adding a deed restriction to the balance of the FP-35 district prohibiting further residential development. (Remnants of parcels #090805380010 and #090805485010.) If you have 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 with no conditions on 4/6/2020.