
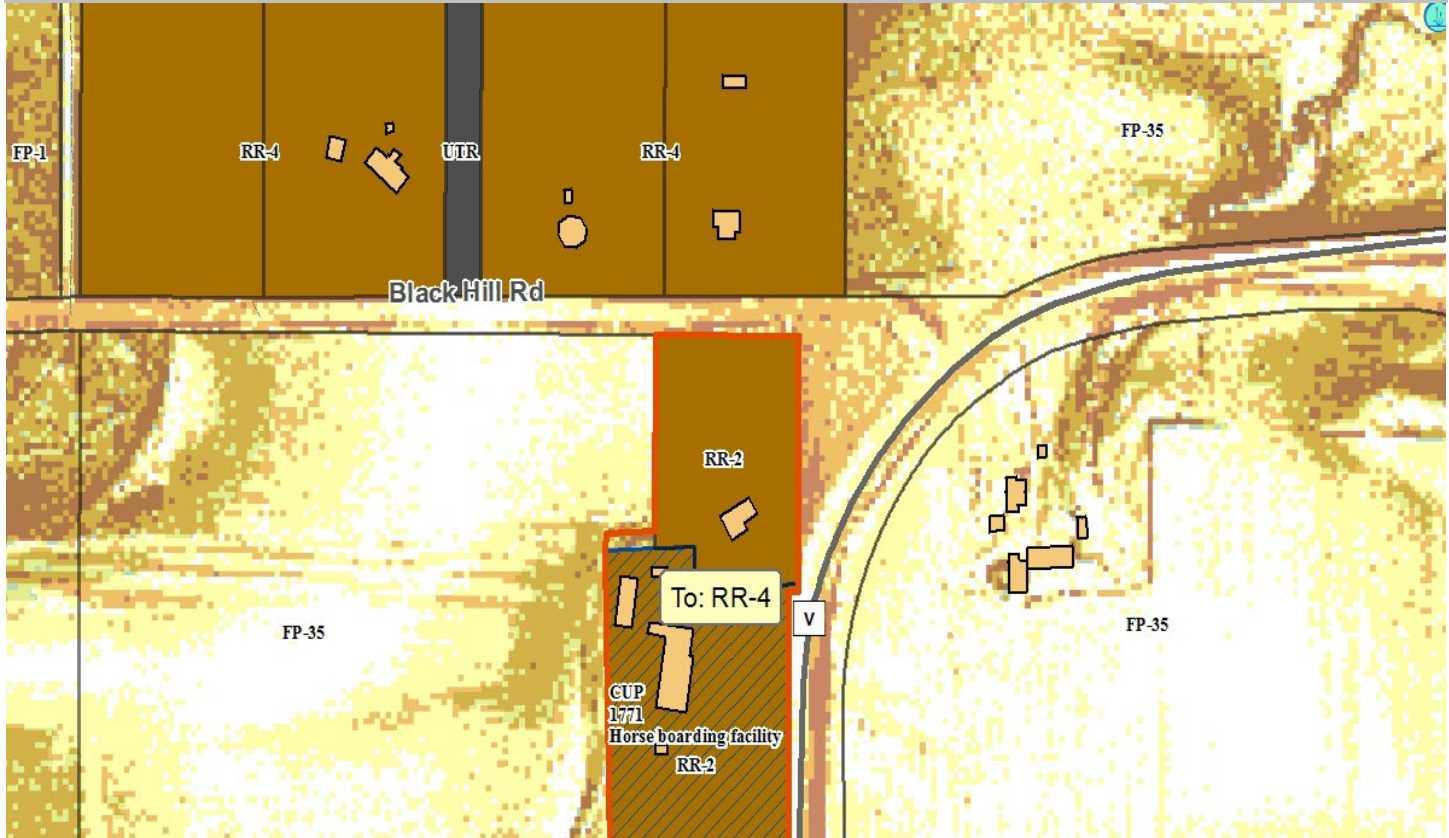


Staff Report  Zoning and Land Regulation Committee	Public Hearing: September 20, 2022	Petition 11878	
	<u>Zoning Amendment Requested:</u> RR-2 Rural Residential District and FP-35 Farmland Preservation District TO RR-4 Rural Residential District		<u>Town/Section:</u> DANE, Section 21
	<u>Size:</u> 6.3 Acres	<u>Survey Required:</u> Yes	<u>Applicant:</u> JERI LAWRENZ
	<u>Reason for the request:</u> Consolidating lands to expand an existing residential lot		<u>Address:</u> 7192 COUNTY HIGHWAY V



DESCRIPTION: The applicant would like to transfer approximately 3.9 acres of farm land to her daughter in order to expand her daughter’s existing residential lot. Most of the land to be transferred is zoned RR-2 and a small portion is zoned FP-35; the entire new lot would be rezoned to RR-4 based on the proposed lot size.

OBSERVATIONS: RR-4 zoning allows small-scale farming with up to one animal unit per acre as a permitted use. This is consistent with the intended use. The proposed CSM would create a 6.3-acre lot exclusive of public road right-of-way.

The land being transferred to the residential lot contains farm buildings and is subject to a previously approved CUP for a horse boarding facility (for up to 5 horses) and a limited family business for retail sale of outdoor furnaces (CUP 1771). The CUP is expired since these uses have been inactive/abandoned for over one year.

DANE COUNTY HIGHWAY: CTH V is not a controlled access highway. There are currently two driveways, one for the home and one for the farm. Any change of use of the existing access requires a permit. No new access will be permitted on CTH V due to reconfiguration of lots, and no significant increase of traffic is expected due to the rezone.

TOWN PLAN: The Town Plan shows the future land use as Agricultural Preservation Area. The Town Plan has a density policy of 1 home per 35 acres. A density study is not required for this lot expansion. The proposed lot configuration appears consistent with town plan policies.

RESOURCE PROTECTION: The site contains resource protection corridors mapped in the vicinity of steeper slopes. There are no sensitive environmental features and no Class I or II soils on site. No new development is proposed.

STAFF: Staff recommends approval subject to a CSM being recorded for the new lot boundary. Any questions about this petition or staff report please contact Rachel Holloway at (608) 266-9084 or holloway.rachel@countyofdane.com

TOWN: The Town approved with no conditions.