
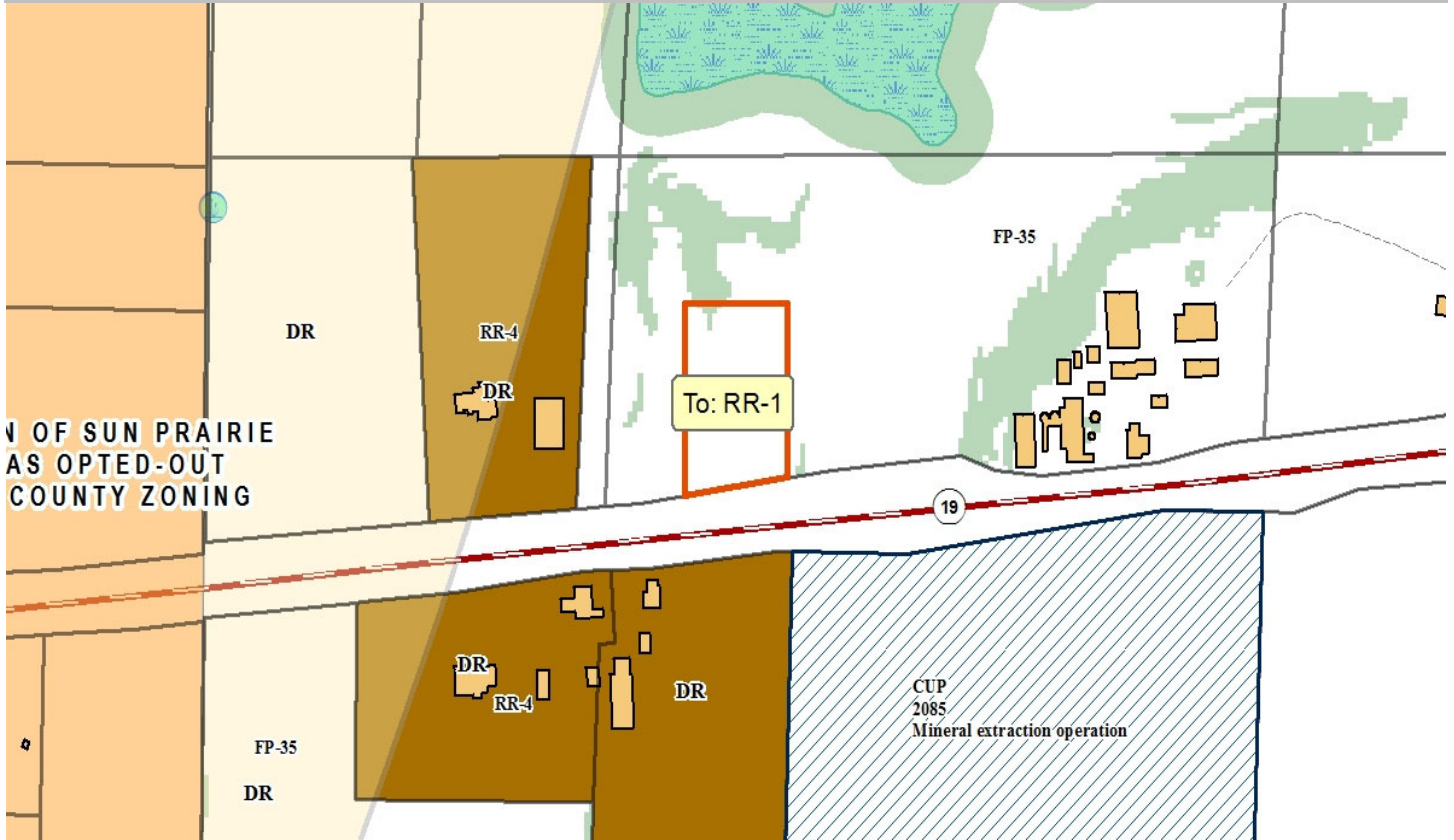


<p>Staff Report</p>  <p>Zoning and Land Regulation Committee</p>	<p>Public Hearing: January 24, 2023</p>	<p>Petition 11920</p>
	<p><u>Zoning Amendment Requested:</u> FP-35 Farmland Preservation District TO RR-1 Rural Residential District</p>	<p><u>Town/Section:</u> MEDINA, Section 7</p>
	<p><u>Size:</u> 1.6 Acres</p>	<p><u>Survey Required:</u> Yes</p>
	<p><u>Reason for the request:</u> Creating one residential lot</p>	<p><u>Applicant:</u> SCHUSTER FAMILY TR, DAVID & RUTH</p> <p><u>Address:</u> WEST OF 1462 STATE HWY 19</p>



DESCRIPTION: Applicants David and Ruth Schuster wish to create a 1.6-acre lot with RR-1 zoning, to build a house on their farm. The Family Trust owns approximately 300 acres.

OBSERVATIONS: Highway 19 is access restricted by the Wisconsin Department of Transportation (WDOT). Approval from the DOT is needed to verify that the existing agricultural access drive can be used for residential purposes.

The proposed lot is in close proximity to an existing quarry on other lands owned by the Schusters, to the south across Hwy 19. The quarry is permitted under Conditional Use Permit #2085, which expires in November of 2028.

TOWN PLAN: The subject property is in located in the Agricultural Preservation future land use district where a density policy applies. The proposal is consistent with the town and county comprehensive plans. (For questions about the town plan, contact Senior Planner Alexandra Andros at (608) 261-9780 or andros@countyofdane.com)

RESOURCE PROTECTION: The only resource protection corridors mapped in this area are outside the proposed lot, in the vicinity of steeper slopes and wooded areas to the north.

TOWN ACTION: On December 14, the Town Board recommended approval of the rezone with no special conditions.

STAFF RECOMMENDATION: Staff recommends postponement at this time, until the applicants obtain DOT approval to use the existing driveway access for residential use.

Pending DOT approval for the access, and any comments at the public hearing, staff recommends approval subject to the applicant recording a CSM for the new lot.

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