
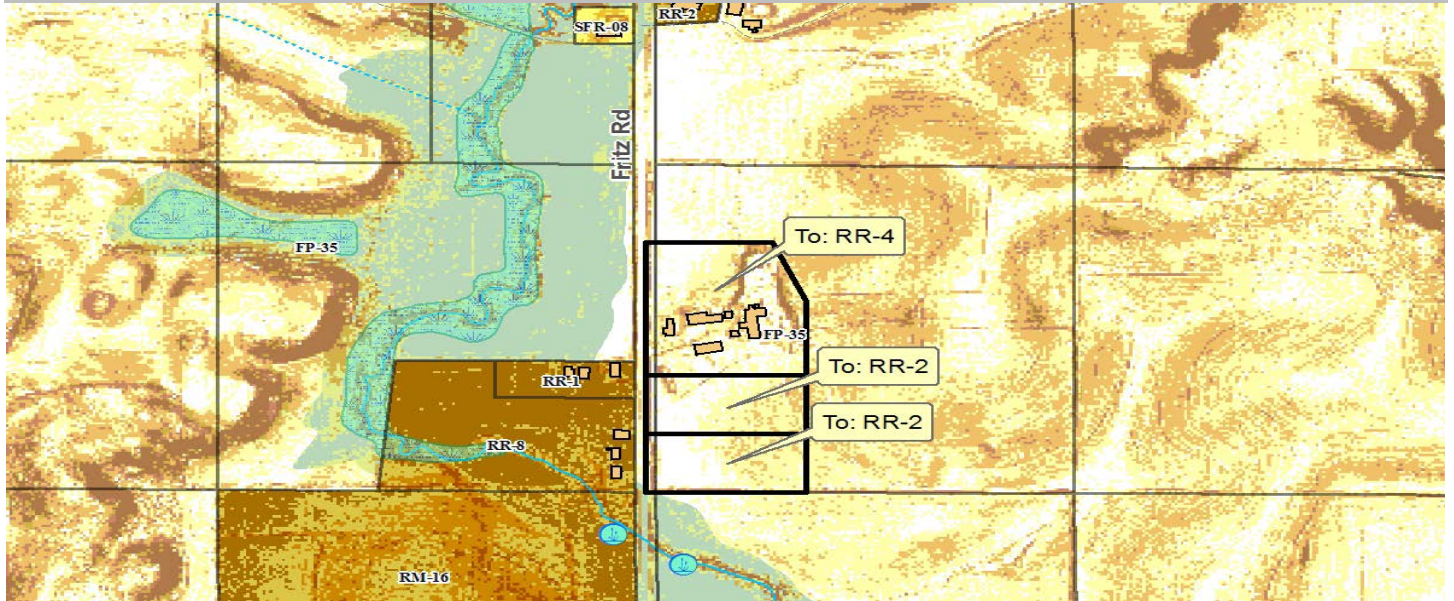


<b>Staff Report</b>    <b>Zoning and Land Regulation Committee</b>	<i>Public Hearing:</i> <b>October 27, 2020</b>	<b>Petition 11595</b>	
	<i>Zoning Amendment Requested:</i> <b>FP-35 Farmland Preservation District TO RR-2 Rural Residential District, FP-35 Farmland Preservation District TO RR-4 Rural Residential District</b>		<i>Town/Section:</i> <b>MONTROSE, Section 7</b>
	<i>Size:</i> <b>5.96,5.5 Acres</b>	<i>Survey Required:</i> <b>Yes</b>	<i>Applicant:</i> <b>FLYNN CREEK FARMS LLC</b>
<i>Reason for the request:</i> <b>Creating two residential lots and separating the existing residence from the farmland</b>		<i>Address:</i> <b>1142 FRITZ ROAD</b>	



**DESCRIPTION:** Landowner wishes to rezone 5.5 acres from the FP-35 zoning district to the RR-2 zoning district to allow for the creation of two new residential lots. At the same time, the landowner seeks to rezone 5.96 acres from the FP-35 zoning district to the RR-4 zoning district to allow for the separation of an existing farmhouse from the balance of the property.

**OBSERVATIONS:** All lots conform to the minimum standards of the Dane County Zoning and Land Division Ordinances.

**TOWN PLAN:** The property is within a farmland preservation district in the *Town of Montrose / Dane County Comprehensive Plan* and the *Dane County Farmland Preservation Plan*. Residential development is generally limited to one unit per 35 acres owned as of 9/11/1978. The Town of Montrose counts separation of an existing residence against its density policy. A warranty deed recorded in 2013 (ROD # 499200, included in packet) allocates 3 potential homesites to the 162 acres of the 1978 farm currently owned by Flynn Creek Farms, LLC. If Petition 11595 is approved, this will exhaust the development potential of the Flynn Creek Farms portion of the property, while leaving 4 potential development sites remaining on the portion of the property currently owned by Terrence Schmitt.

**RESOURCE PROTECTION:** Flynn Creek flows from north to south on the western and opposite side of Fritz Road from the property. Portion of the creek's wetlands and floodplain fall within 300 feet of proposed building sites. Depending on precise building locations, shoreland zoning standards may apply to any new construction or impervious surface areas.

**STAFF:** Recommend approval with a condition that the balance of the property currently owned by Flynn Creeks, LLC (PINs 050807490008, 050807495307, 050808390007 and 050818180000) is deed restricted to prohibit further development.

**TOWN:** On 9/1/2020, the Town of Montrose Board voted to recommend approval with a condition that PINs 050807490008, 050807495307, 050808390007 and 050818180000 be restricted to prohibit further development.

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