
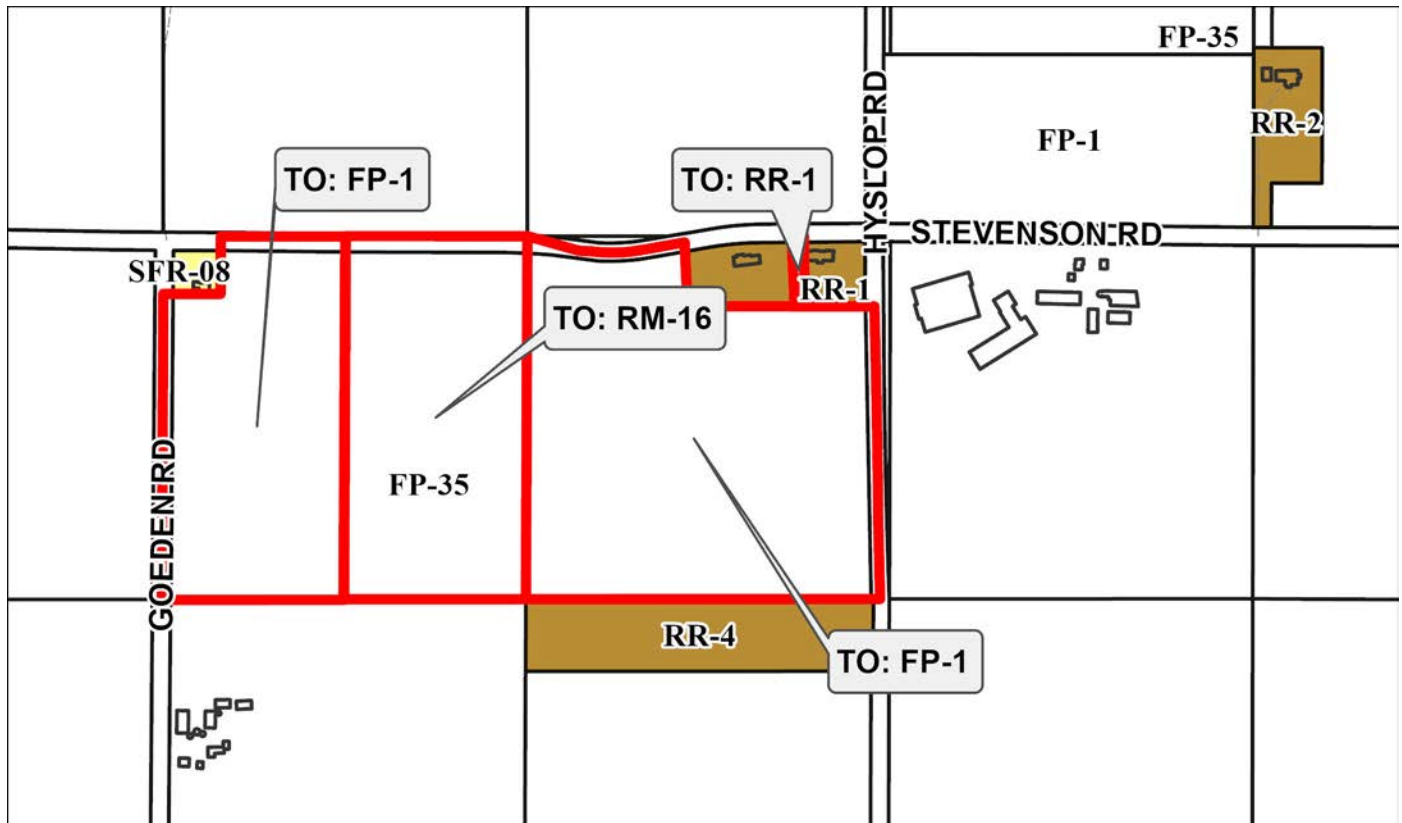


<b>Staff Report</b>    <b>Zoning &amp; Land Regulation Committee</b>	<u>Public Hearing:</u> <b>October 22, 2024</b>		<b>Petition 12108</b>
	<u>Zoning Amendment Requested:</u> <b>FP-35 Farmland Preservation District TO RR-1 Rural Residential District, FP-1 Farmland Preservation District, and RM-16 Rural Mixed-Use District</b>		<u>Town, Section:</u> <b>DANE, Section 26</b>
	<u>Size:</u> <b>0.24,53,20.16 Acres</b>	<u>Survey Required:</u> <b>Yes</b>	<u>Applicant:</u> <b>DONALD N GOEDEN (c/o MARY JO BELL)</b>
	<u>Reason for the request:</u> <b>CREATE ONE NEW RESIDENTIAL LOT AND TWO AGRICULTURAL LOTS, AND ADJUST PROPERTY BOUNDARY WITH TWO ADJOINING LANDOWNERS</b>		<u>Address:</u> <b>WEST OF 6685 STEVENSON RD</b>



**DESCRIPTION:** Applicant Mary Jo Bell, on behalf of her brother Donald Goeden, proposes to create a 20-acre lot with RM-16 zoning for her daughter to build a house on. The remaining farm land would be sold to a farmer; it would be rezoned to FP-1 based on the smaller acreage. In addition, a small piece of land in the northeast corner would be rezoned to RR-1 and attached to an existing lot (Lot 1 CSM #2512) owned by the Hansons. A small scrap north of the curve in Stevenson Road will be quit-claimed to the neighboring farmer to the north (Koch), and remain in FP-35 zoning.

**OBSERVATIONS:** The proposed lot boundaries meet county ordinance requirements for the proposed zoning districts, including lot size and public road frontage. The property is subject to the Village of Dane’s extraterritorial jurisdiction for review of the land division.

**COMPREHENSIVE PLAN:** This property is in the Agriculture Preservation Planning Area. The proposal is consistent with both the Town and County Comprehensive Plans. Please see the attached Density Study: one (1) split is available to this property, which will be used for this request. As all splits available to this property will be exhausted with this proposal, the following parcel(s) shall be deed restricted to prevent further development: 090826295007, and the FP-1 remnants of 090826280004 and 090826185900.

For questions about the town plan, contact Senior Planner Curt Kodl at (608) 266-4183 or [Kodl.Curt@danecounty.gov](mailto:Kodl.Curt@danecounty.gov).

**RESOURCE PROTECTION:** There are no sensitive environmental features on or within 300 feet of the subject property.

**TOWN ACTION:** The town board recommended approval of this petition.

**STAFF RECOMMENDATION:** Pending any comments at the public hearing, staff would recommend approval subject to the applicant recording the CSM and the following conditions:

1. A deed restriction shall be recorded on tax parcels 090826295007, 090826280004, and 090826185900 stating the following:
  - a. Further residential/nonfarm development is prohibited on the remaining FP-35 and FP-1 zoned land. The housing density rights for the original Joseph Goeden farm have been exhausted per the Town Comprehensive Plan density policies.

Please contact Rachel Holloway at (608) 266-9084 or [holloway.rachel@danecounty.gov](mailto:holloway.rachel@danecounty.gov) if you have questions about this petition or staff report.