

<b>Staff Report</b>    <b>Zoning and Land Regulation Committee</b>	<i>Public Hearing:</i> <b>July 26, 2022</b>		<b>Petition 11864</b>
	<i>Zoning Amendment Requested:</i> <b>FP-35 Farmland Preservation District TO RR-2 Rural Residential District</b>		<i>Town/Section:</i> <b>ROXBURY, Section 11</b>
	<i>Size:</i> <b>2.2 Acres</b>	<i>Survey Required:</i> <b>Yes</b>	<i>Applicant:</i> <b>NICHOLAUS THOMPSON</b>
	<i>Reason for the request:</i> <b>Creating one residential lot</b>		<i>Address:</i> <b>NORTHWEST OF 8350 KRUCHTEN ROAD</b>



**DESCRIPTION:** The applicant wishes to create a residential lot by rezoning 2 acres to RR-2.

**OBSERVATIONS:** The proposed lot minimizes intrusion on the open field by siting along the edge of the field.

**TOWN PLAN:** The property is located in a designated agricultural preservation area. The Town has “1 per 35 acres” density policy, this property is in accordance with that policy. See the attached density study.

**RESOURCE PROTECTION:** A small portion of the lot has steep slopes, not enough to significantly reduce the building envelope.

**STAFF:** Staff recommends approval with 1 condition: A deed restriction against any further residential development on the remaining FP-35 property. (parcel # 090711285002) Any questions about this petition or staff report please contact Curt Kodl at (608) 266-4183 or [kodl@countyofdane.com](mailto:kodl@countyofdane.com)

**TOWN:** The Town approved this proposal on 7/5/2022 with no conditions.