
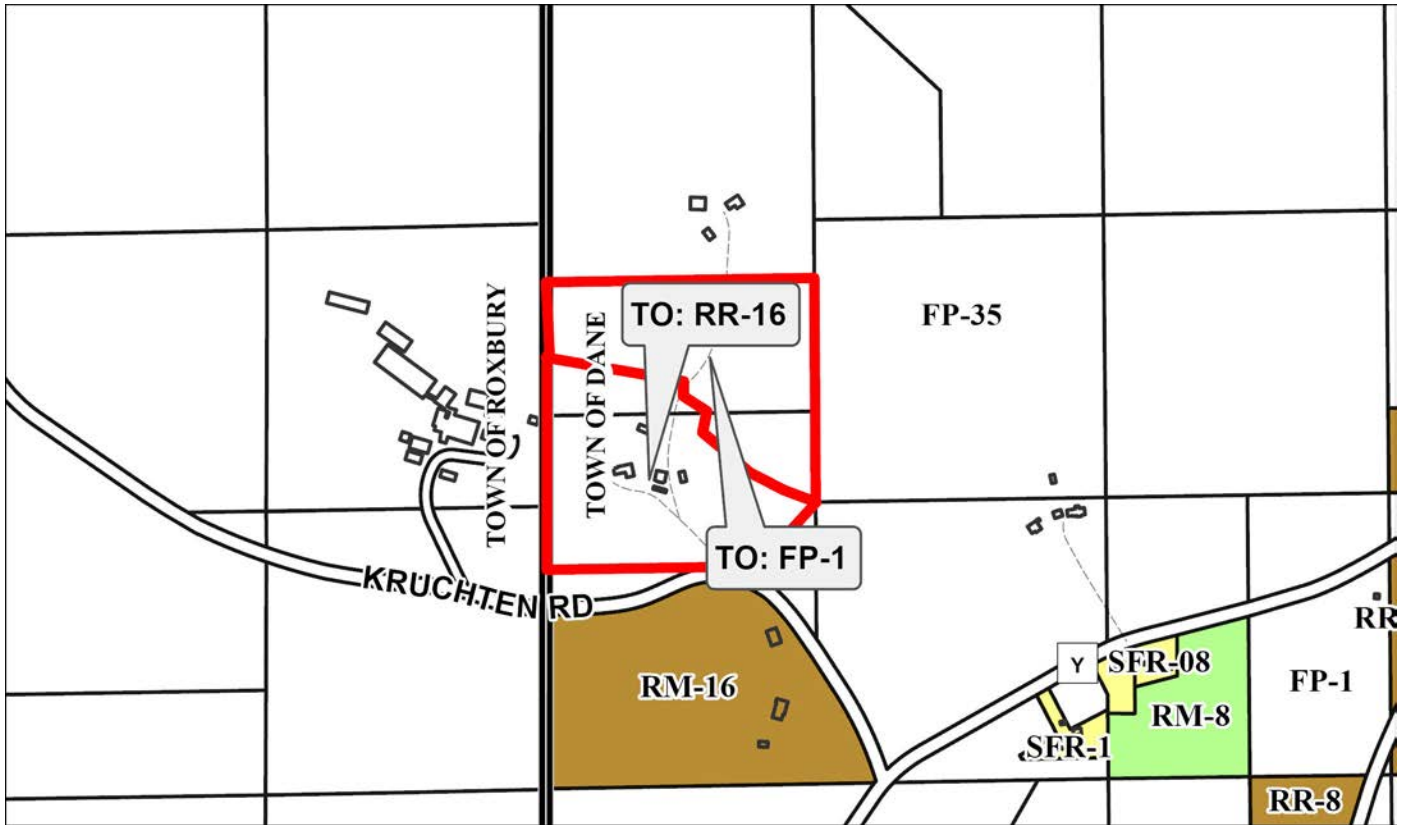


Staff Report  Zoning & Land Regulation Committee	<u>Public Hearing:</u> June 18, 2024	Petition 12052
	<u>Zoning Amendment Requested:</u> FP-35 Farmland Preservation District TO RR-16 Rural Residential District and FP-1 Farmland Preservation District	<u>Town, Section:</u> DANE, Section 7
	<u>Size:</u> 20,17 Acres	<u>Survey Required:</u> Yes
	<u>Reason for the request:</u> Separating existing residence from farmland	
		<u>Applicant:</u> DEBRA AND WILLIAM GLENN
		<u>Address:</u> 7872 KRUCHTEN RD



DESCRIPTION: William and Debra Glenn propose a rezoning in order to divide and sell some of their land to a neighboring farmer. They currently own two parcels, one of which is leased out for farming. The lots would be created via certified survey map (CSM).

OBSERVATIONS: The proposed lots would meet the requirements of the proposed RR-16 and FP-1 zoning districts. The Glens' property is currently zoned FP-35 even though it was previously divided into parcels under 35 acres in size; this petition and the CSM would ensure the property conforms to the zoning and land division ordinance.

The property is located on Kruchten Road, a town road. A shared driveway serves the Glens and another home to the north (7870 Kruchten Road), which would continue to be the case with the new lot configuration. Another unique feature of the property is a narrow strip of land between the Glenn property and Kruchten Road, which is owned by the Mack Family Trust (owners of the farm to the east). The strip prevents the Glenn property from having public road frontage, and no arrangement could be made to resolve the issue. This means the CSM will require a waiver to the requirement for public road frontage under Dane County's Chapter 75 land division ordinance, and another party must be involved in the shared driveway easement.

COMPREHENSIVE PLAN: The property is within the Farmland Preservation Area under the *Town of Dane/ Dane County Comprehensive Plan*. Because FP-1 zoning will not allow for nonfarm or residential uses, the town's residential density cap does not apply. The petition appears consistent with the adopted comprehensive plan. For questions about the town plan, contact Senior Planner Curt Kodl at (608) 266-4183 or kodl.curt@danecounty.gov

RESOURCE PROTECTION: Most of the subject property is subject to shoreland zoning regulations due to the pond located half on this property and the Kruchten farm to the west. No wetlands present. No new construction is proposed.

TOWN ACTION: On April 8, 2024 the Town Board recommended approval of the rezone with no conditions.

STAFF RECOMMENDATION: Pending any comments at the public hearing, Staff recommends approval of the petition with the following conditions:

1. A shared access easement shall be recorded with the Dane County Register of Deeds to provide access to the FP-1 lot and the property at 7870 Krutchen Road.
2. A waiver to 75.19(6) Dane County Ordinances must be approved by the ZLR Committee before the CSM is recorded.

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