
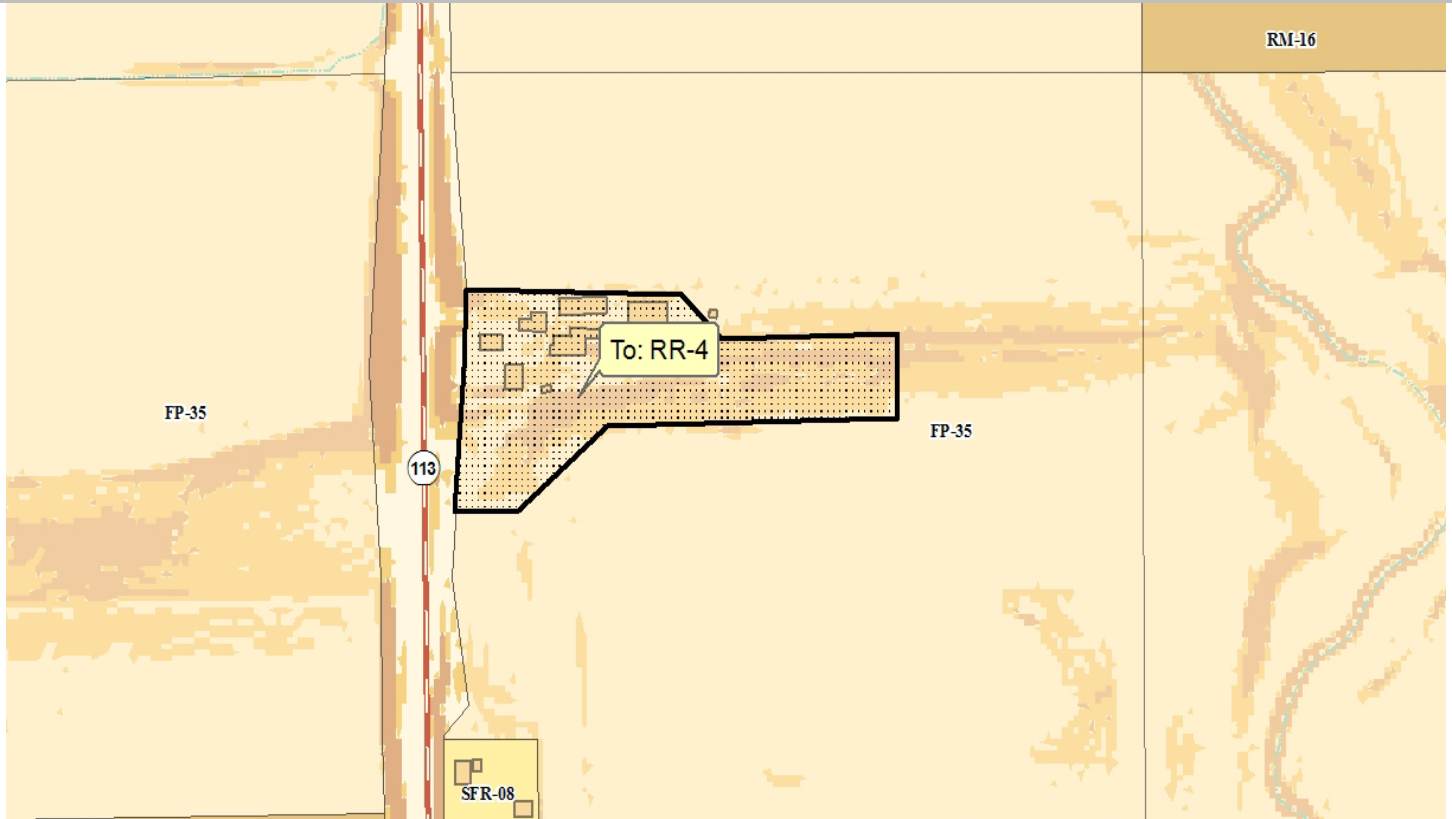


<b>Staff Report</b>    <b>Zoning and Land Regulation Committee</b>	<i>Public Hearing:</i> <b>January 28, 2020</b>	<b>Petition 11510</b>	
	<i>Zoning Amendment Requested:</i> <b>FP-35 (General Farmland Preservation) District TO RR-4 (Rural Residential, 4 to 8 acres) District</b>	<i>Town/Section:</i> <b>DANE, Section 11</b>	
	<i>Size:</i> <b>4 Acres</b>	<i>Survey Required:</i> <b>Yes</b>	<i>Applicant</i> <b>DL DEANS FARMS LLC</b>
	<i>Reason for the request:</i> <b>SEPARATING EXISTING RESIDENCE AND ACCESSORY BUILDINGS FROM FARMLAND WITH INTENT TO SELL</b>		<i>Address:</i> <b>7632 STATE HIGHWAY 113</b>



**DESCRIPTION:** The applicant would like to separate the existing buildings from the farmland with the intent of selling.

**OBSERVATIONS:** The number of outbuildings present may bring the proposed new property close to the limit of 10% of lot coverage; any new buildings would need careful analysis. The owner plans to remove one shed, as noted on the preliminary CSM.

**TOWN PLAN:** The property is in the Agricultural Preservation District of the Town of Dane Comprehensive Plan. The Town has a one home per 35 acres density policy.

**RESOURCE PROTECTION:** There appears to be some limiting slopes on site as related to existing drainage, it is not known at this time if more construction is planned.

**STAFF:** The proposed zoning district is consistent with requested parcel size. The proposal is consistent with the Town and County Comprehensive Plans. As all Housing Density Rights have been used, staff recommends adding a deed restriction to the balance of the FP-35 farmland (the remnant of 0908-112-9000-3 and 0908-112-9500-8.) If you have any questions about this petition or staff report, please contact Curt Kodl (608)266-4183 or [kodl@countyofdane.com](mailto:kodl@countyofdane.com)

**TOWN:** The Town Board approved the petition with no conditions.