
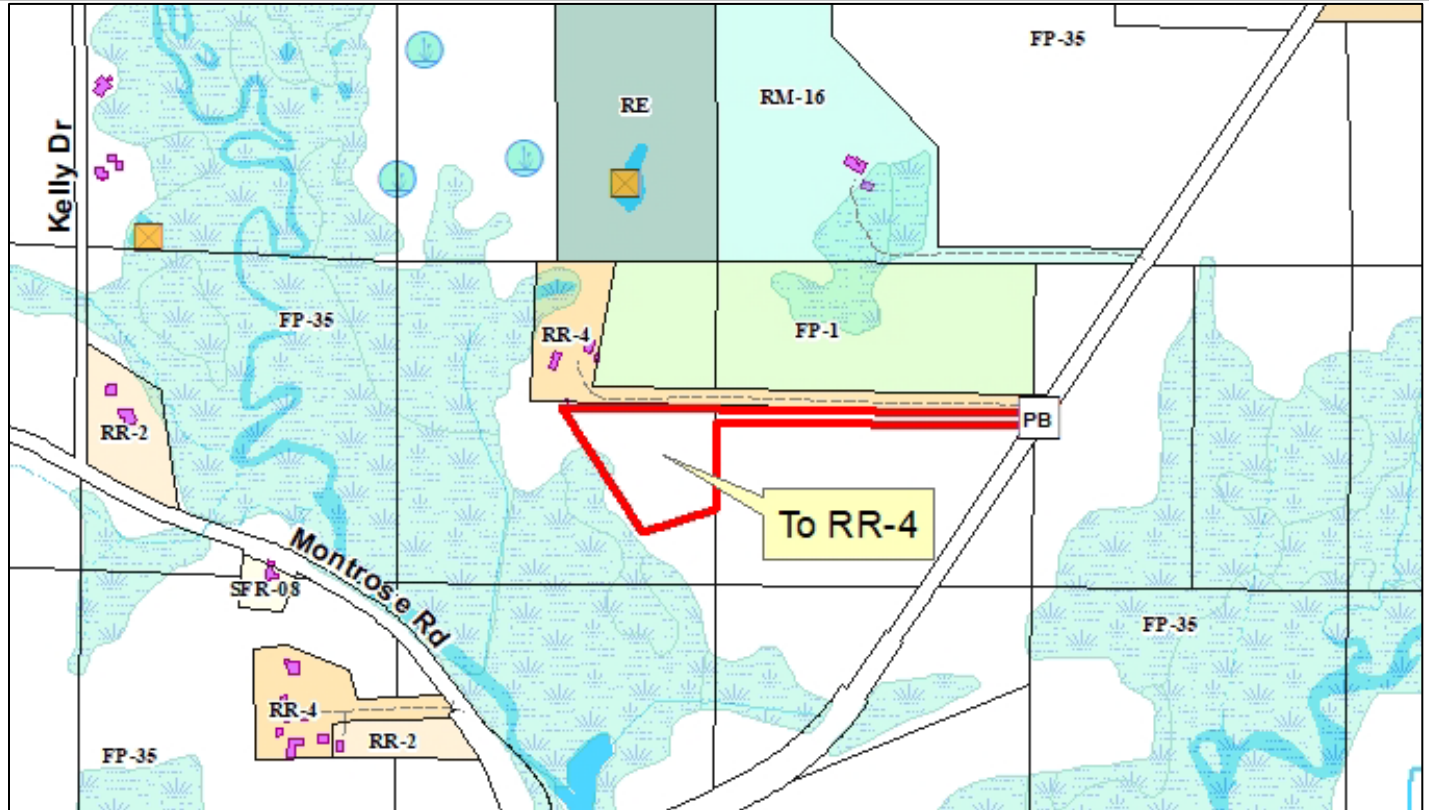


Staff Report  Zoning & Land Regulation Committee	<u>Public Hearing:</u> January 28, 2025	Petition 12134
	<u>Zoning Amendment Requested:</u> FP-35 Farmland Preservation District TO RR-4 Rural Residential District	<u>Town, Section:</u> MONTROSE, Section 28
	<u>Size:</u> 7.3 Acres	<u>Survey Required:</u> Yes
	<u>Reason for the request:</u> Creating one residential lot	
		<u>Applicant:</u> MARY RAUTMANN AND MARC MORRICK (c/o JENNY DELORME)
		<u>Address:</u> SOUTH OF 539 COUNTY HIGHWAY PB



DESCRIPTION: Heidi and Mitchell DeLorme propose to create a residential lot on land currently owned by family members Mary Rautmann and Marc Morrck. The lot would be a “flag” configuration with public road frontage on County Highway PB and a shared driveway with adjacent landowner Edward McSherry to the north (Lot 1 of CSM #5265, parcel #0508-282-8540-5).

OBSERVATIONS: The proposed lot meets County ordinance requirements including lot size, lot width, and public road frontage. See resource protection notes below with regard to wetland and floodplain regulations.

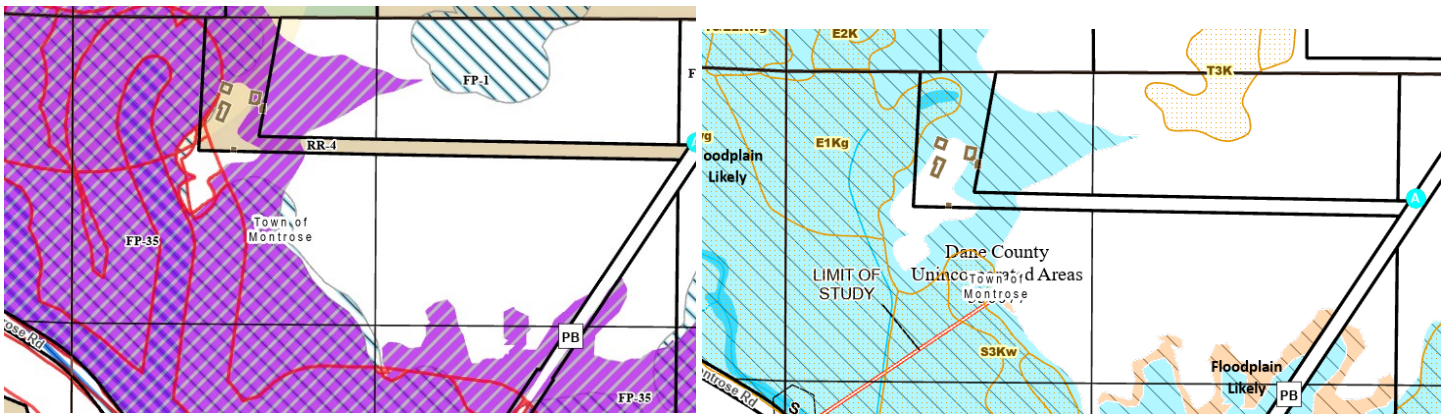
The land division will be subject to the Village of Belleville’s review under its extraterritorial jurisdiction (ETJ).

DANE COUNTY HIGHWAY: CTH PB is a controlled access highway. Any change of use, reconstruction, or modifications of the existing accesses requires a permit from the Highway Department. Permit to Access 1208C is in process to allow for an access to serve 2 single family residences and any surrounding agricultural lands. No new additional access will be permitted on CTH PB due to reconfiguration of lots. Estimate increase of traffic to be 10 trips per day due to rezone. NOTE: Preliminary CSM comments are not included in this review. Comments may include dedicating ROW for highway use, show “no access” areas, show existing access locations, add an easement to surrounding lands, etc.

COMPREHENSIVE PLAN: This property is within a Farmland Preservation Area under the *Town of Montrose / Dane County Comprehensive Plan*. Residential development is capped at one unit per 35 acres owned as of 9/11/1978. If

Petition 12134 is approved, there will be 3 remaining development sites on the property. For questions about the town plan, contact Senior Planner Brian Standing at (608) 267-4115 or Standing.Brian@danecounty.gov.

RESOURCE PROTECTION: The proposed lot is subject to shoreland zoning regulations due to being in proximity to the West Branch Sugar River, a perennial stream. The lot must also comply with floodplain zoning regulations. The floodplain is Zone AE with a base flood elevation of 865.3. The proposed building location looks to be above 870 feet.



Staff has no concerns about the proposed lot's developability. The wetlands as mapped are consistent with soil mapping, the building site is within the limits of the Zone AE flood study, and based on the available contour data it appears the building site will comply with floodplain restrictions.

TOWN ACTION: The Town Board has recommended approval with a shared driveway access agreement.

STAFF RECOMMENDATION: Pending any comments at the public hearing, Staff recommends approval subject to the recording of the CSM and the following conditions:

1. Applicants shall record a Shared Driveway Agreement and Ingress/Egress easement.

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