


<b>Staff Report</b>    <b>Zoning and Land Regulation Committee</b>	<i>Public Hearing:</i> <b>July 27, 2021</b>	<b>Petition 11722</b>
	<i>Zoning Amendment Requested:</i> <b>RR-4 Rural Residential District TO FP-B Farmland Preservation Business District</b>	
	<i>Size:</i> <b>6.42 Acres</b>	<i>Survey Required:</i> <b>No</b>
	<i>Reason for the request:</i> <b>Allow for a farm business on the property</b>	
		<i>Town/Section:</i> <b>ROXBURY, Section 27</b>
		<i>Applicant</i> <b>RADL LIVING TR, JEFF &amp; EDIE</b>
		<i>Address:</i> <b>6776 COUNTY HIGHWAY KP</b>



**DESCRIPTION:** The applicant’s farm operation would like to build an addition to the existing shop with an office and a bathroom. There is an existing slab behind the building so increase in impervious surfaces will be minimal.

**OBSERVATIONS:** The home was in place well before Feb 20, 2010. This rezone allows the existing business under a CUP to expand into a new addition to the existing (shed) building.

**COUNTY HIGHWAYS:** Any changes in use will require an access permit which may include improvements to the access/driveway. Not enough information provided to estimate traffic volumes.

**TOWN PLAN:** The proposal is in the Agricultural Preservation Planning Area. The Town has a 1 home per 35 acres density policy. This will not impact the density policy. This will expand the purpose of the existing lot and not require a split.

**RESOURCE PROTECTION:** There are resource protection areas onsite based on setbacks from the pond onsite and small amounts of steep slopes. Stormwater and erosion control permits may be required depending on the size and location of any proposed new development.

**STAFF:** The proposal appears consistent with Town and County Comprehensive Plans. 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 the rezone on 7/6/2021 with no conditions.

