
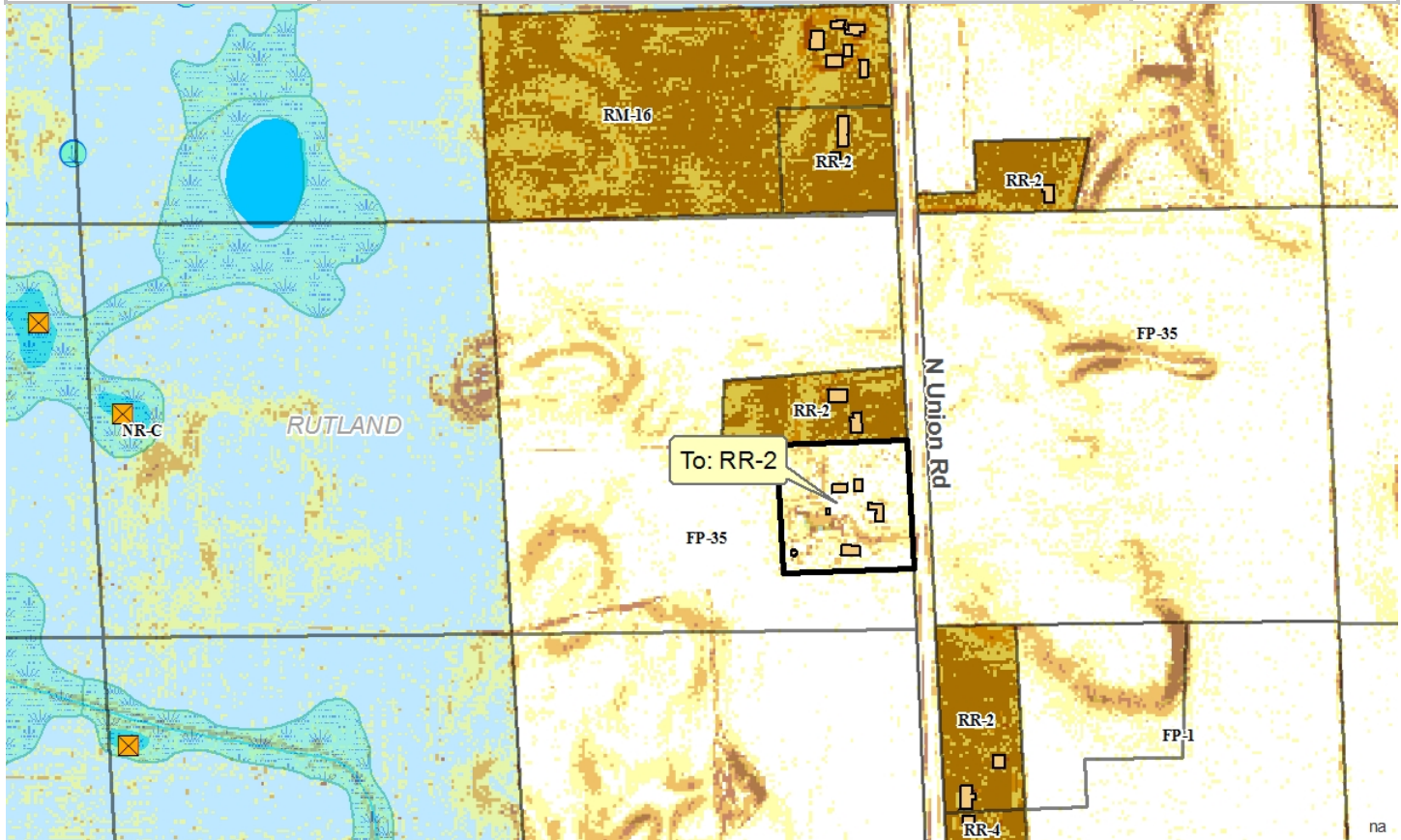


Staff Report  Zoning and Land Regulation Committee Questions? Contact: Majid Allan: 267-2536 allan@countyofdane.com	<i>Public Hearing:</i> October 27, 2020	Petition 11601	
	<i>Zoning Amendment Requested:</i> FP-35 Farmland Preservation District TO RR-2 Rural Residential District	<i>Town/Section:</i> RUTLAND, Section 34	
	<i>Size:</i> 3.64 Acres	<i>Survey Required:</i> Yes	<i>Applicant</i> RHODA SCHUSTER
	<i>Reason for the request:</i> Separating existing residence from farmland		<i>Address:</i> 87 N. UNION ROAD



DESCRIPTION: Applicant proposes to separate the existing residence and accessory buildings from the larger ~70 acre farm parcel by creating a new 3.64 acre RR-2 (Rural Residential) parcel.

OBSERVATIONS: Existing and proposed land use of the property is rural residential. Surrounding land uses are agriculture/open space and scattered rural residences. No sensitive environmental features observed. No new development is proposed.

TOWN PLAN: The property is located in the town’s agricultural preservation area.

RESOURCE PROTECTION: No resource protection corridors located on the property.

STAFF: The proposed separation of the residence is consistent with town plan policies. As indicated on the attached density study report, it appears this is the last density unit (“split”) available to the property based on current ownership and two prior land divisions. USFWS owns the 160 acre balance of the original 1978 farm unit.

Staff recommends approval of the petition with the following condition:

1. Applicant shall record a deed restriction on the balance of ~70 acres of FP-35 zoned land prohibiting further non-farm development in accordance with town plan density policies (tax parcels 0510-343-9001-0 and 0510-343-8501-3).

TOWN: Approved with condition requiring recording of a deed restriction on balance of ag land.