
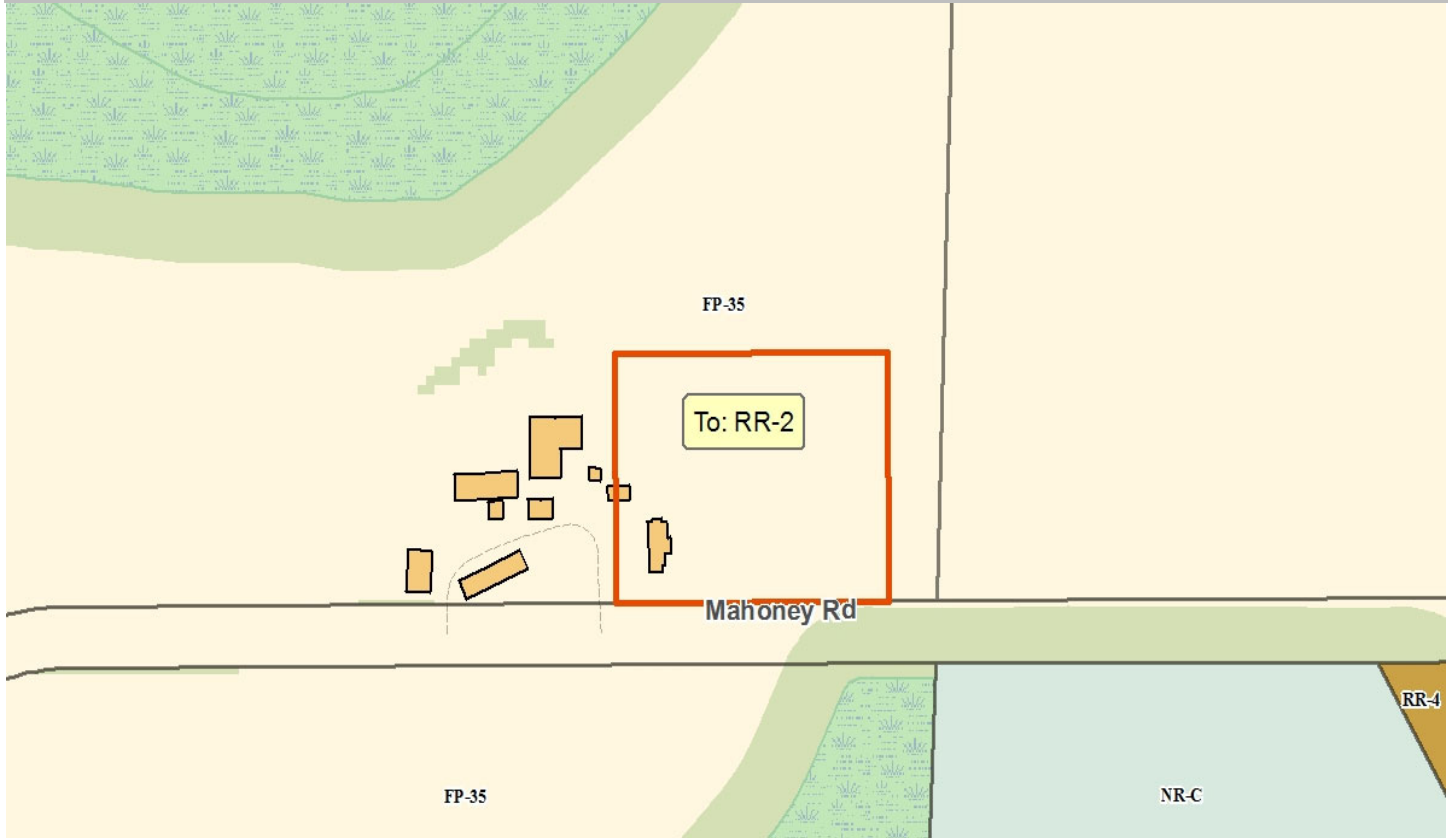


<b>Staff Report</b>    <b>Zoning and Land Regulation Committee</b>	<i>Public Hearing:</i> <b>January 24, 2023</b>		<b>Petition 11914</b>
	<i>Zoning Amendment Requested:</i> <b>FP-35 Farmland Preservation District TO RR-2 Rural Residential District</b>		<i>Town/Section:</i> <b>DUNN, Section 9</b>
	<i>Size:</i> <b>4.1 Acres</b>	<i>Survey Required:</i> <b>Yes</b>	
	<i>Reason for the request:</i> <b>Creating one residential lot and a residential spot zone area</b>		<i>Applicant:</i> <b>KOLTON &amp; ELIZABETH URSO</b>
			<i>Address:</i> <b>4056 MAHONEY ROAD</b>



**DESCRIPTION:** Applicants Kolton and Elizabeth Urso propose to create one residential lot with RR-2 zoning, from the 94-acre tract they own.

**OBSERVATIONS:** The Ursos also intend to build a home on the adjacent farmland zoned FP-35. The original application requested residential spot zoning in that area, but after consultation with department and town staff the spot zone was determined to be unnecessary in order to build the new home. At its December 13, 2022 meeting, the ZLR Committee granted a site plan approval to build a replacement home more than 100 feet from the existing home.

Wetlands are present on the Urso property, but not within 75 feet of the proposed residential lot.

The land division is subject to the Village of McFarland’s extraterritorial review jurisdiction.

**TOWN PLAN:** The property is located in the town’s agricultural preservation area. Town plan policies limit new residential parcels to no more than two acres in size. As indicated on the attached density study report, the property remains eligible for two possible density units or “splits”. If the petition is approved, it appears one possible density unit will remain available. The proposal appears to be consistent with town and county comprehensive plan policies. (For questions about the town plan, contact Senior Planner Majid Allan at (608) 267-2536 or [allan@countyofdane.com](mailto:allan@countyofdane.com))

**RESOURCE PROTECTION:** There are no resource protection areas mapped on the subject property.

**TOWN ACTION:** On November 22, 2022, the Town Board recommended approval of the rezone with the following conditions:

1. The rezone being exactly two acres in size, as is depicted in the submitted CSM and the amended petition that has been accepted by Dane County Zoning.
2. A CSM being recorded on the property.

**STAFF RECOMMENDATION:** Pending any comments at the public hearing, staff recommends approval subject to the applicant recording a CSM for the new lot. The CSM is recommended with a Delayed Effective Date of one year to facilitate the applicant's financing for the new residence.

Any questions about this petition or staff report please contact Rachel Holloway at (608) 266-9084 or [holloway.rachel@countyofdane.com](mailto:holloway.rachel@countyofdane.com)