

Staff Report



Zoning and Land Regulation Committee

Public Hearing: **December 28, 2021**

Zoning Amendment Requested:

FP-35 Farmland Preservation District TO RR-4 Rural Residential District

Size: 5 Acres

Survey Required: Yes

Reason for the request:

Relocating residential lot to different location

Petition 11777

Town/Section:

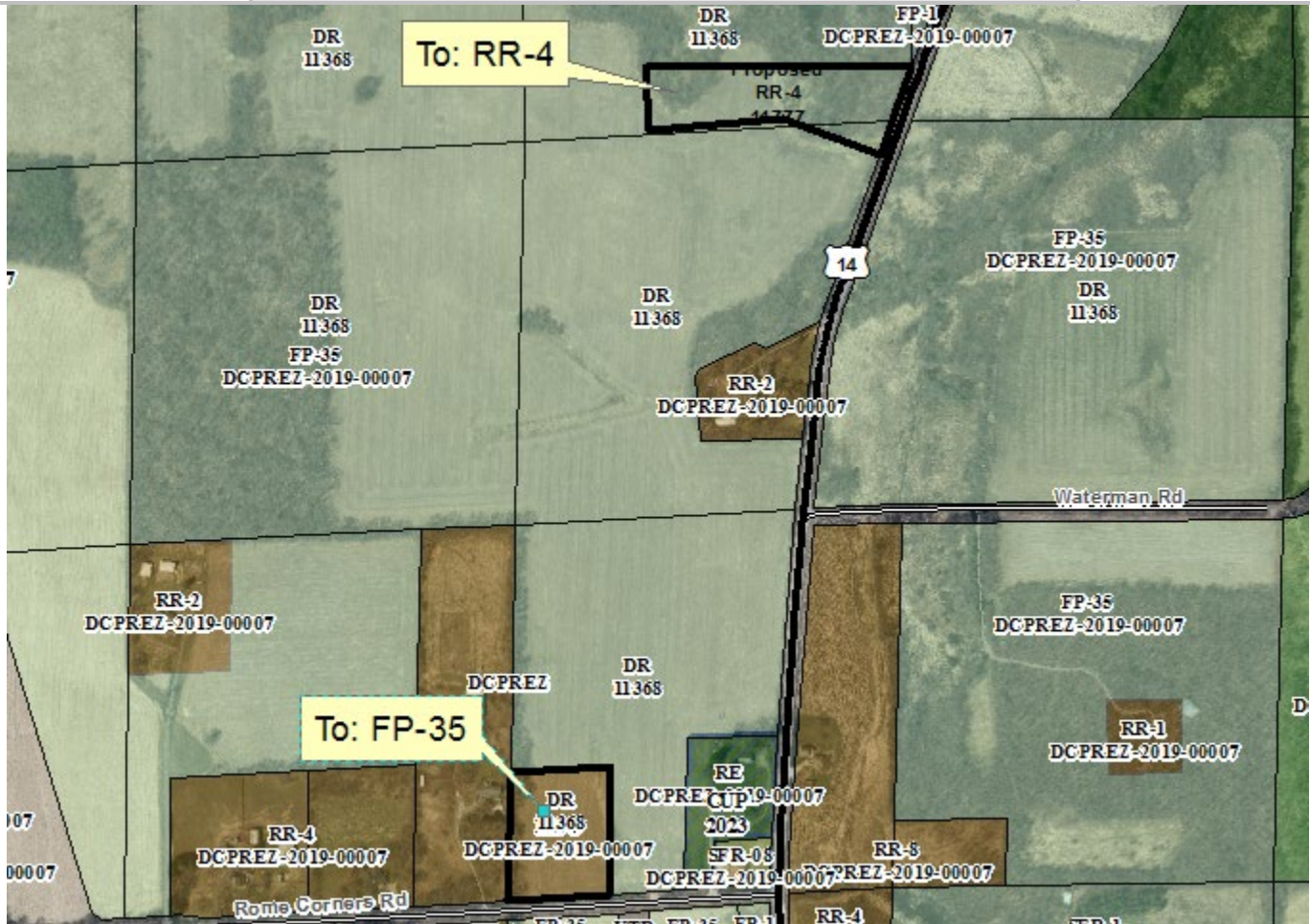
RUTLAND, Section 19

Applicant

MELVIN F SHOTLIFF JR

Address:

791 US HWY 14



DESCRIPTION: Applicants propose to relocate a vacant, existing residential lot to a different location on the ~130 acre farm. A new 5 acre RR-4 zoned parcel would be created north of 763 US HWY 14 in an area where the old farmhouse was previously located. The existing, vacant 3.76 acre RR-2 zoned parcel located in the southwestern corner of the farm (east of 4558 Rome Corners Rd) would be zoned back to FP-35 and incorporated with the larger farm parcel by Certified Survey Map.

OBSERVATIONS: Existing use of the property (proposed RR-4 parcel) is ag / open space and woods. Surrounding land uses are scattered rural residences and ag / open space. There is an existing access to US 14 where the new lot is proposed. DOT access permit may be needed. No sensitive environmental features observed. The entire farm property is subject to a conservation easement as well as a deed restriction that prohibits further nonfarm development.

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

RESOURCE PROTECTION: No resource protection areas located on the proposed RR-4 parcel.

STAFF: The property is subject to a conservation easement which allows for just a single residential parcel. The applicants have worked with staff of the land trust that is a co-holder of the easement (Groundswell) regarding the proposed relocation of the allowable residential lot. Staff's understanding is that Groundswell is supportive of the proposed relocation, provided the previous residential lot is rezoned back to FP-35 and absorbed into the rest of the farm parcel. The applicants are aware of this and have included the requirement as part of the zoning petition. The proposed Certified Survey Map will include note only the 5 acre RR-4 lot being created, but a large ~130 acre FP-35 lot to erase the existing lot boundary.

Pending any concerns raised at the ZLR public hearing, staff recommends approval of the petition subject to the following condition.

1. The CSM associated with this rezoning petition shall show two lots: a 5 acre RR-4 zoned lot, and a ~130 acre FP-35 zoned lot covering the entirety of the owners' adjoining lands and including lot 1 of CSM #15041. The larger lot will serve to erase the boundaries of the existing 3.76 acre CSM #15041.

Any questions about this petition or staff report please contact Majid Allan at (608) 267-2536 or allan@countyofdane.com

TOWN: Approved with no conditions.