
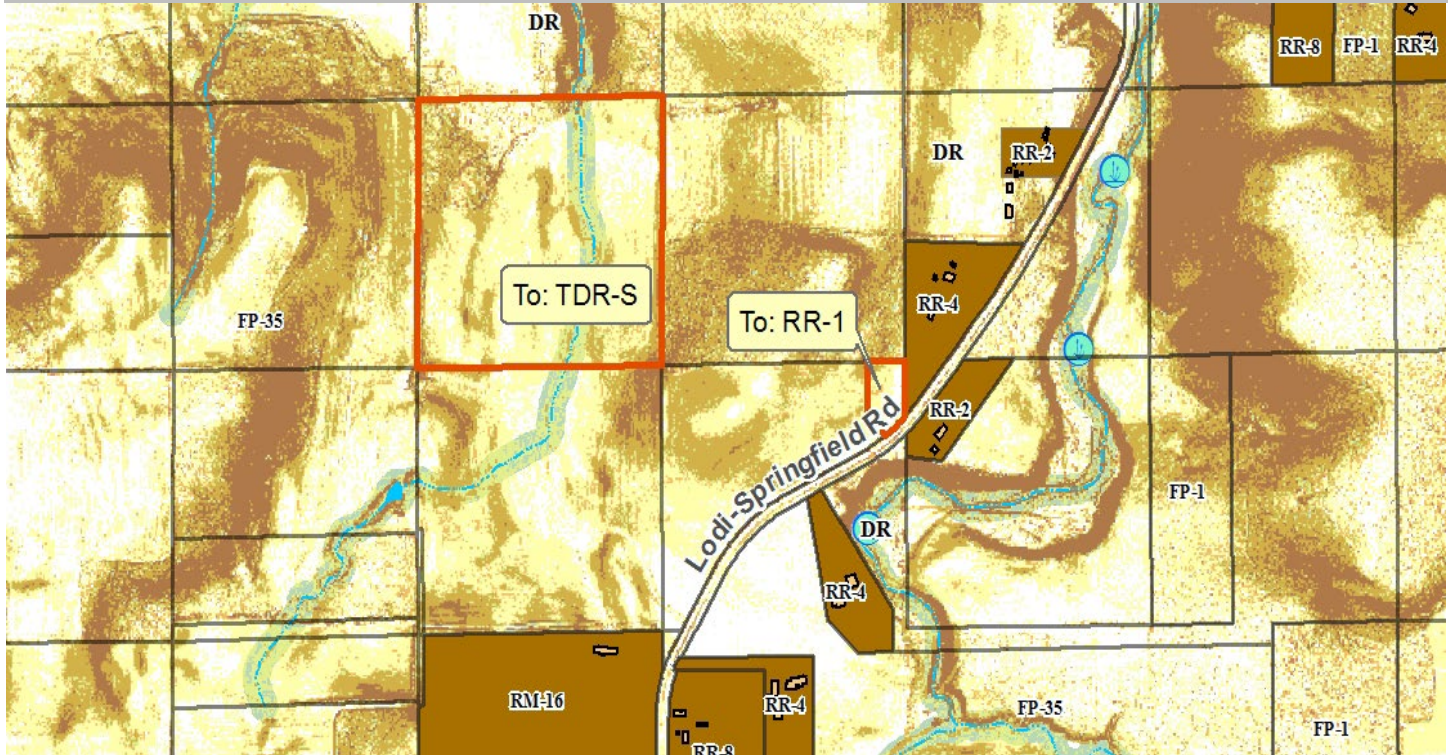


Staff Report  Zoning and Land Regulation Committee	<i>Public Hearing:</i> March 22, 2022	Petition 11808	
	<i>Zoning Amendment Requested:</i> FP-35 Farmland Preservation District TO RR-1 Rural Residential District, FP-35 Farmland Preservation District TO TDR-R Transfer of Development Rights Receiving Area Overlay District Receiving Area		<i>Town/Section:</i> DANE, Section 16
	<i>Size:</i> 1.5,1.5 Acres	<i>Survey Required:</i> Yes	<i>Applicant:</i> PAUL and DONNA HELLENBRAND
	<i>Reason for the request:</i> create one residential lot - transfer of development right		<i>Address:</i> WEST OF 7440 LODI-SPRINGFIELD ROAD



DESCRIPTION: The applicant would like to transfer a development right from adjacent lands to lands closer to the road.

OBSERVATIONS: Current land uses of both the proposed sending (FP-35) and receiving (RR-1) parcels are agriculture / open space. No sensitive environmental features observed on the proposed RR-1 parcel.

TOWN PLAN: The property is located in a designated agricultural preservation area. The Town has a 1 home per 35 acres density policy and a Transfer of Development Rights (TDR) policy. The proposal is consistent with the Town and County Comprehensive Plans.

RESOURCE PROTECTION: Only a very small area of the proposed residential lot has some resource protection areas related to slopes.

STAFF: The proposed transfer of development rights appears consistent with town plan policies. Pending any concerns expressed at the ZLR public hearing, staff recommends approval of the petition subject to the following conditions.

1. Owner shall record a conservation easement on the sending property (parcel #090808495003) in accordance with the requirements of the TDR-S overlay zoning ordinance.
2. Owner shall record a notice document on the proposed RR-1 CSM Lot indicating that the parcel was created as the result of a Transfer of Development Rights.

Any questions about this petition or staff report please contact Curt Kodl at (608) 266-4183 or kodl@countyofdane.com

TOWN: Approved.