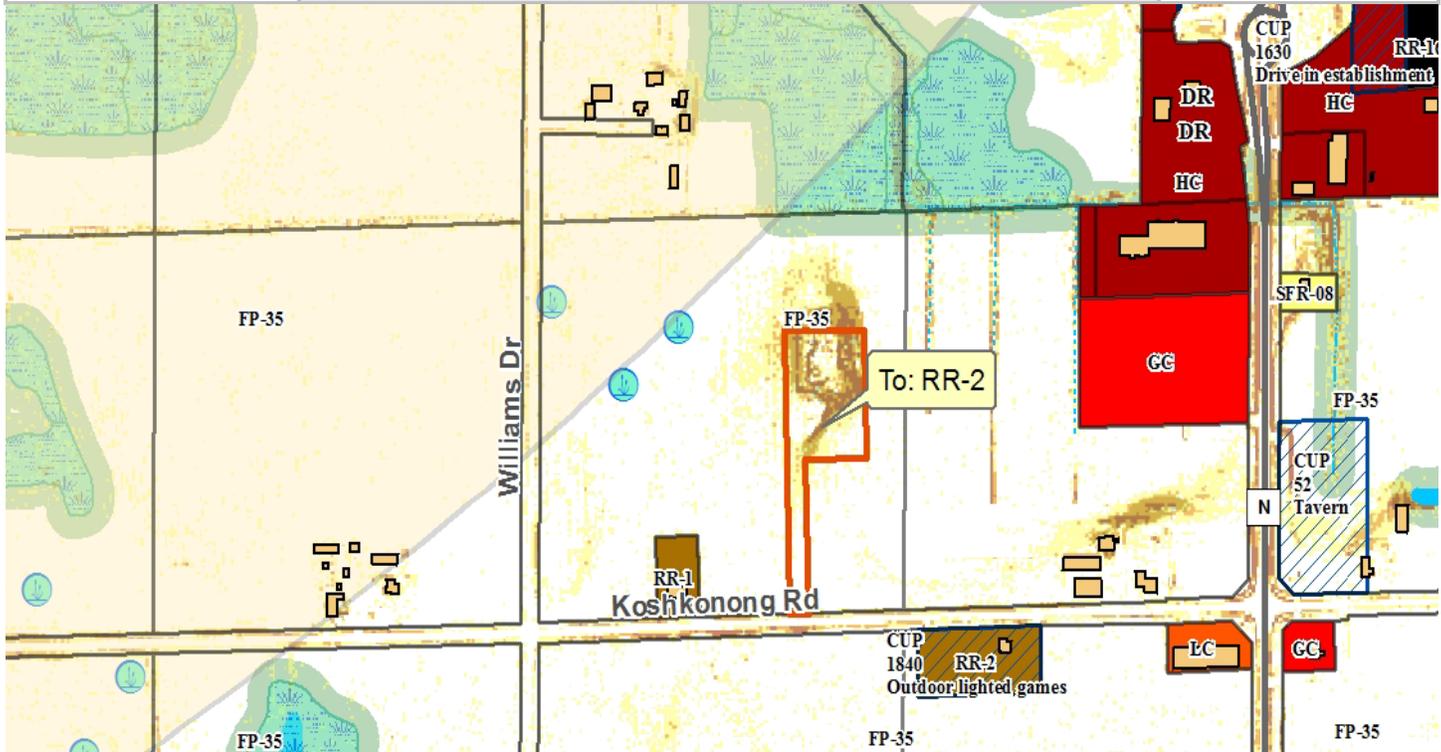


<p>Staff Report</p>  <p>Zoning and Land Regulation Committee</p>	<p>Public Hearing: May 10, 2022</p>	<p>Petition 11822</p>	
	<p><u>Zoning Amendment Requested:</u> FP-35 Farmland Preservation District TO RR-2 Rural Residential District</p>	<p><u>Town/Section:</u> PLEASANT SPRINGS, Section 9</p>	
	<p><u>Size:</u> 3.5 Acres</p>	<p><u>Survey Required:</u> Yes</p>	<p><u>Applicant:</u> JEFFREY R & DAWN AUBY</p>
	<p><u>Reason for the request:</u> Creating one residential lot by transfer of development rights (TDR)</p>		<p><u>Address:</u> EAST OF 2614 KOSHKONONG ROAD</p>



DESCRIPTION: Owners propose to create a new 3.5 acre RR-2 zoned parcel for their daughter and son-in-law to build on. The proposal would involve transferring a density unit from the owners’ other adjacent farm south of Koshkonong Road.

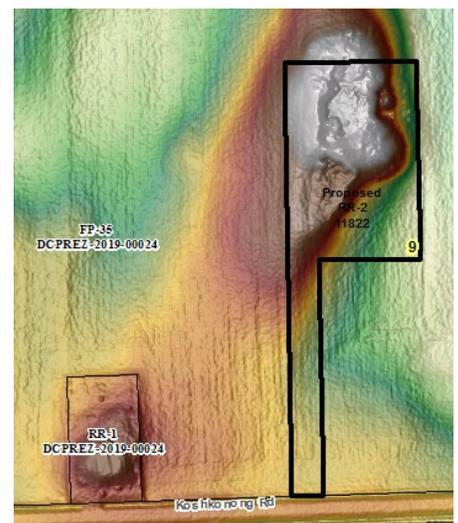
OBSERVATIONS: Current land uses of the property are agriculture and open space. Neighboring land uses are agriculture, open space, and scattered rural residences. The buildable area of the proposed lot appears to be a glacial drumlin with areas of steep slope topography over 12% grade.

TOWN PLAN: The property is located in an agricultural preservation area.

RESOURCE PROTECTION: A resource protection area associated with the steep slopes over 12% grade is located on a portion of the proposed new parcel. There is ample buildable area outside of the steep slopes, including the southerly facing portion of the drumlin.

STAFF: As indicated on the attached density study report, the sending property remains eligible for one density unit.

The town has a limited transfer of development rights (TDR) program that is designed to advance the town’s farmland preservation objectives. The proposal appears reasonably consistent with town plan policies and limited TDR program.



Both the sending and receiving properties are owned by the Aubys. The ~80 acre TDR sending property consists of higher quality agricultural soils than the receiving property. While town policies discourage the creation of flag lots, the proposal in this instance would result in access to a building site outside of the farmed area of the property. Allowing the transfer of the density unit will result in the preservation of a large, contiguous block of farmland.

Staff recommends approval of the petition subject to the following conditions:

1. Amend the petition to assign TDR-R overlay zoning to the proposed RR-4 receiving parcel.
2. Amend the petition to assign TDR-S overlay zoning to the sending property (parcels 061116290002, 061116285009, and 061116280406).
3. Owner shall record a deed restriction on the balance of FP-35 zoned land prohibiting nonfarm development in accordance with town plan policies (parcels 061116290002, 061116285009, and 061116280406).
4. A TDR-R Notice shall be recorded on the proposed RR-4 parcel in accordance with the requirements of s. 10.305 of the Dane County Zoning Ordinance.

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

TOWN: Approved.

