

<b>Staff Report</b>    <b>Zoning and Land Regulation Committee</b>	<i>Public Hearing:</i> <b>May 24, 2022</b>		<b>Petition 11829</b>
	<i>Zoning Amendment Requested:</i> <b>FP-35 Farmland Preservation District TO RR-8 Rural Residential District, RR-8 Rural Residential District TO FP-35 Farmland Preservation District</b>		<i>Town/Section:</i> <b>RUTLAND, Section 11</b>
	<i>Size:</i> <b>0.3,0.3 Acres</b>	<i>Survey Required:</i> <b>Yes</b>	<i>Applicant:</i> <b>JERRY &amp; SHARON WENDT</b>
	<i>Reason for the request:</i> <b>Shifting of property lines between adjacent land owners</b>		<i>Address:</i> <b>3511 STATE HWY 138</b>



**DESCRIPTION:** Applicants proposed to modify the property lines between their adjoining properties by exchanging two 0.3 acre areas of land. Jerry and Sharon Wendt own the existing ~8.5 acre RR-8 zoned property, and Bruce Sime owns the surrounding ~70 acres of FP-35 zoned farmland. The proposed reconfiguration would square off the existing RR-8 parcel. No new development is proposed.

**OBSERVATIONS:** Existing land uses are rural residential and agriculture / open space. No change in land use is proposed.

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

**RESOURCE PROTECTION:** No resource protection areas located on the property.

**STAFF:** The proposal is consistent with town plan policies. Because the proposal will revise the boundaries of an existing Certified Survey Map, a new two-lot Certified Survey Map will be required to accomplish the reconfiguration. Staff recommends approval of the petition with the following condition:

1. A minimum of 35 acres of the Sime’s FP-35 zoned property shall be included in a Certified Survey Map.

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

**TOWN:** Approved with no conditions.