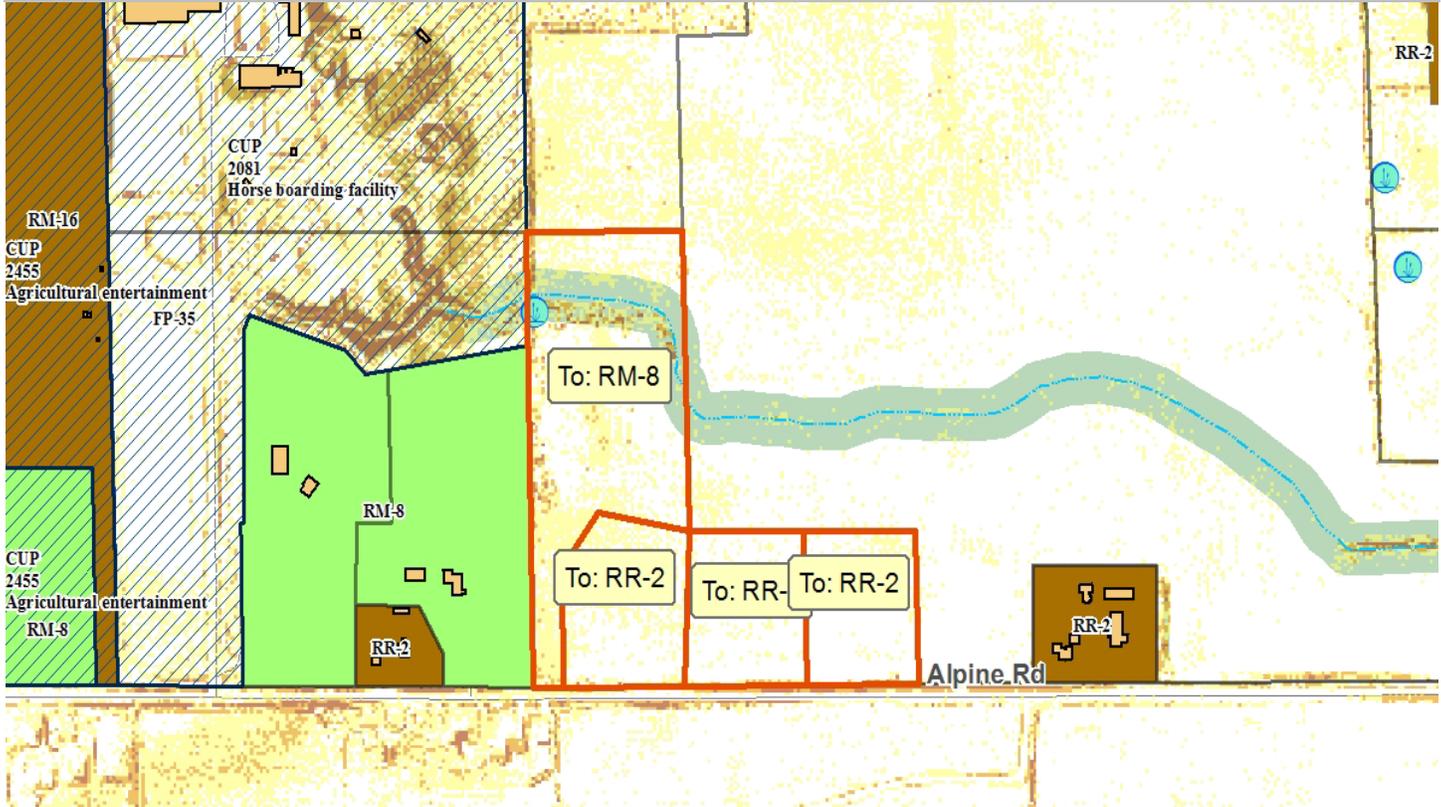


Staff Report  Zoning and Land Regulation Committee	Public Hearing: September 20, 2022		Petition 11883
	<u>Zoning Amendment Requested:</u> FP-35 Farmland Preservation District TO RM-8 Rural Mixed-Use District, FP-35 Farmland Preservation District TO RR-2 Rural Residential District		<u>Town/Section:</u> OREGON, Section 34
	<u>Size:</u> 11.4,11 Acres	<u>Survey Required:</u> Yes	<u>Applicant:</u> KELLER REV TR, DORA
	<u>Reason for the request:</u> Creating four residential lots		<u>Address:</u> ALPINE ROAD WEST OF GLENWAY ROAD



DESCRIPTION: The Grovers wish to subdivide the existing 21.8-acre agricultural parcel into four residential lots, and rezone the lots to RR-2 and RM-8 based on the proposed lot sizes and use.

OBSERVATIONS: An access easement is proposed across the proposed 11-acre / RM-8 lot, to serve the adjacent ag parcels to the north that the Grovers also own. The land is not within any city or village extraterritorial jurisdiction. The land abuts Green County to the south across Alpine Road. Estimated increase of traffic is 40 trips per day due to rezone.

TOWN PLAN: Property is planned for Agricultural Preservation per the town plan. There are six density rights or splits available on the Keller tract, five of which have been allocated to the property currently owned by the Grovers (see density study). If Petition 11883 is approved, there will be one potential homesite remaining.

RESOURCE PROTECTION: The western/northern lot contains an intermittent stream and is subject to shoreland zoning. The GIS indicates the possibility of wetlands and intermittent stream in the northerly portion of the property. Further analysis may be needed if development occurs in close proximity to this area. Soils are predominantly Class 2, with some Class 3 in the far southwest and northwest corners of the property.

TOWN: The Town Board approved the petition conditioned upon a Joint Driveway Agreement being recorded with the Register of Deeds that provides one driveway for Lots 1&2 and one driveway for Lots 3&4.

STAFF: Staff recommends approval subject to the following conditions:

1. A Certified Survey Map shall be recorded with the Dane County Register of Deeds.
2. Joint Driveway Agreements shall be recorded with the Dane County Register of Deeds that provides a joint driveway for Lots 1&2 and a joint driveway for Lots 3&4.

Any questions about this petition or staff report please contact Brian Standing at (608) 267-4115 or standing@countyofdane.com