
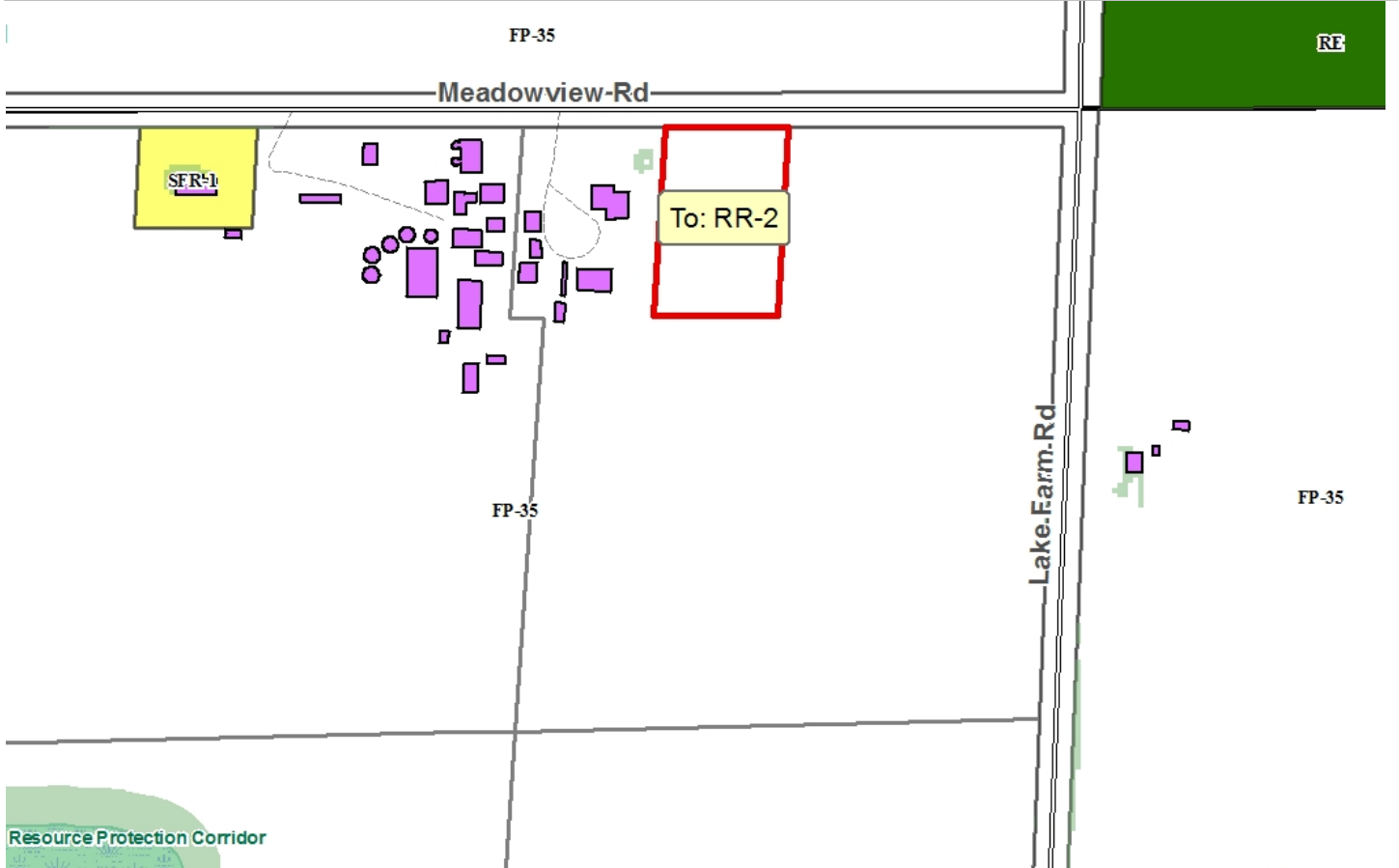


Staff Report  Zoning and Land Regulation Committee	Public Hearing: May 23, 2023		Petition 11944
	<u>Zoning Amendment Requested:</u> FP-35 Farmland Preservation District TO RR-2 Rural Residential District		<u>Town/Section:</u> DUNN, Section 6
	<u>Size:</u> 2 Acres	<u>Survey Required:</u> Yes	<u>Applicant:</u> FAUST IRREV TR (SHARON FAUST)
	<u>Reason for the request:</u> Creating one residential lot		<u>Address:</u> East of 4551 Meadowview Road



DESCRIPTION: Applicant Sharon Faust, on behalf of Faust Irrevocable Trust, proposes to create a new 2-acre lot for a new residential home site, with RR-2 zoning. The lot would be located directly east of the existing farm house and other buildings, which would remain as part of the larger farm parcel.

OBSERVATIONS: The property is subject to the City of Madison’s extraterritorial jurisdiction for land division reviews.

COMPREHENSIVE PLAN: The property is located in the town’s agricultural preservation area. The Faust Trust owns 52 acres and the property remains eligible for one density unit or “split”. The proposal is consistent with town plan policies and would exhaust the one remaining density unit. See town and staff recommendations, below, for suggested conditions of approval. (For questions about the town plan, contact Senior Planner Majid Allan at (608) 267-2536 or allan@countyofdane.com)

RESOURCE PROTECTION: There are no resource protection corridors on or within 300 feet of the subject property.

TOWN ACTION: On April 18, the Town Board recommended approval of the rezone conditioned on two things: the CSM being recorded, and a deed restriction being recorded on the remaining land (parcels 0610-061-8030-2 and 0610-061-9530-5) that all development rights have been exhausted on this property and land divisions for additional residential development are prohibited.

STAFF RECOMMENDATION: Pending town action and any comments at the public hearing, Staff recommends approval of the rezone subject to the CSM being recorded for the new lot and the following conditions:

1. A deed restriction shall be recorded on tax parcels 0610-061-8030-2 and 0610-061-9530-5 stating the following:
 - a. Further land divisions for residential/nonfarm development is prohibited on the remaining FP-35 zoned land. The housing density rights have been exhausted per the Town Comprehensive Plan density policies.

Any questions about this petition or staff report please contact Rachel Holloway at (608) 266-9084 or holloway.rachel@countyofdane.com