
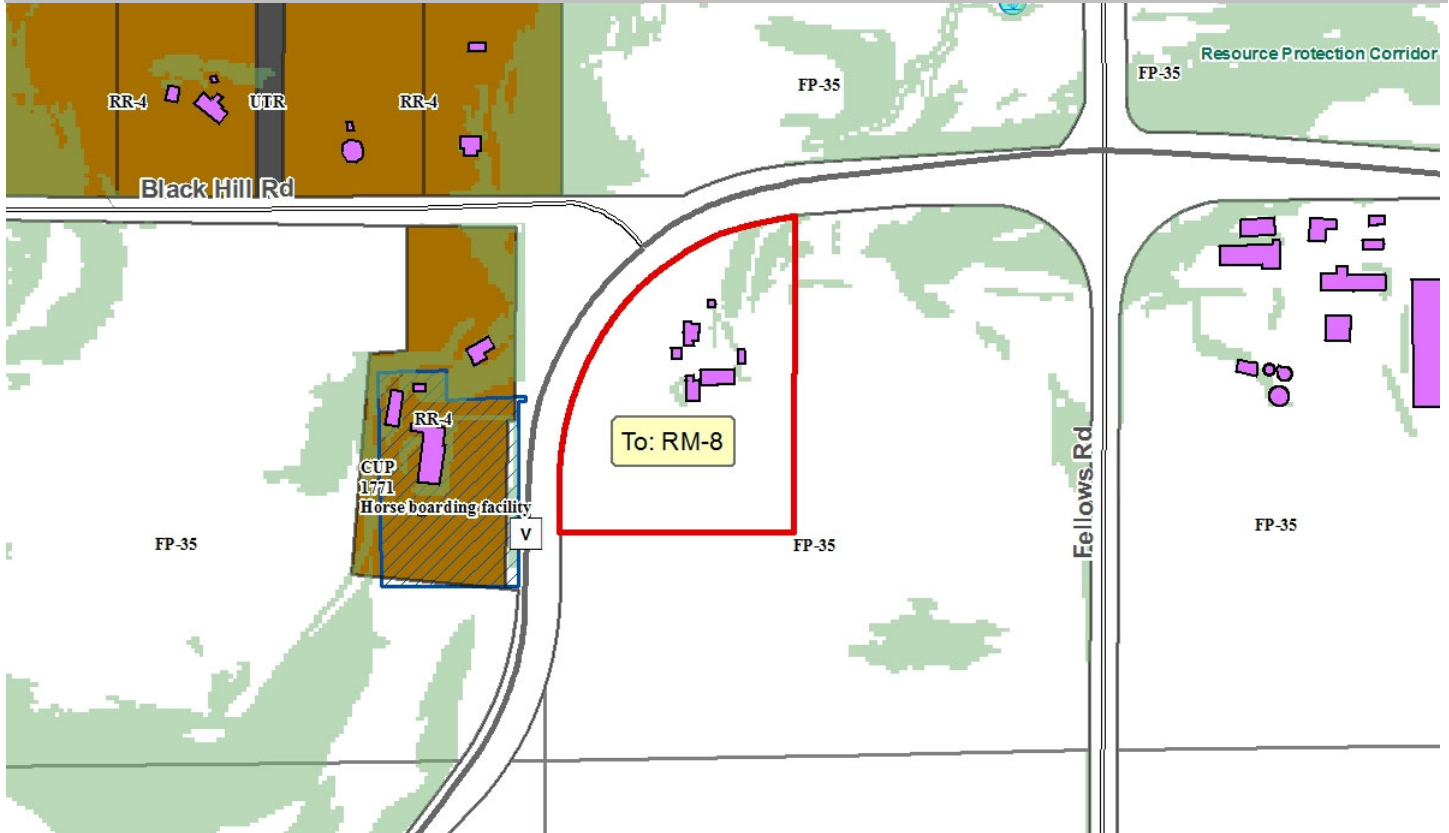


Staff Report  Zoning and Land Regulation Committee	Public Hearing: May 23, 2023	Petition 11943	
	<u>Zoning Amendment Requested:</u> FP-35 Farmland Preservation District TO RM-8 Rural Mixed-Use District		<u>Town/Section:</u> DANE, Section 21
	<u>Size:</u> 8 Acres	<u>Survey Required:</u> Yes	<u>Applicant</u> KEITH & LORI RIPP JT REV TRUST
	<u>Reason for the request:</u> Separating existing residence from farmland		<u>Address:</u> 7187 COUNTY HWY V



DESCRIPTION: Applicants Keith and Lori Ripp propose to separate the existing farm residence from the surrounding farm, on an 8-acre lot with RM-8 zoning. The property is part of a 74-acre tract owned by the Ripp Trust. No other changes to site improvements or access are proposed.

OBSERVATIONS: The proposed lot meets the lot size and building coverage requirements of the RM-8 zoning district. The final CSM lot must contain at least 8 acres as the preliminary map shows.

TOWN PLAN: The proposal is in the Agricultural Preservation planning area for the Town of Dane. Town Policy that applies in this case:

“Provide for separation of farm dwellings and related structures which existed prior to June 28, 1979 and which remain after farm consolidation. The other agricultural policies will be applied to such separations insofar as possible. These separated houses will count toward the one unit per 35 acres owned density policy.”

This proposal is consistent with the Town Plan. (For questions about the town plan, contact Senior Planner Curt Kodl at (608) 266-4183 or kodl@countyofdane.com)

RESOURCE PROTECTION: There are some resource protection corridors mapped around and to the northeast of the existing buildings, reflecting steeper slopes. No concerns.

DANE COUNTY HWY DEPARTMENT: County Highway V is not a controlled access highway. No new access will be permitted on CTH V due to reconfiguration of lots. Any change of use of existing access requires a permit from the Highway Department.

TOWN ACTION: On April 3rd, the Town Board recommended approval of the rezone with no special conditions.

STAFF RECOMMENDATION: Pending any comments at the public hearing, Staff recommends approval of the rezone with no conditions other than recording the CSM for the new lot boundary.

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