
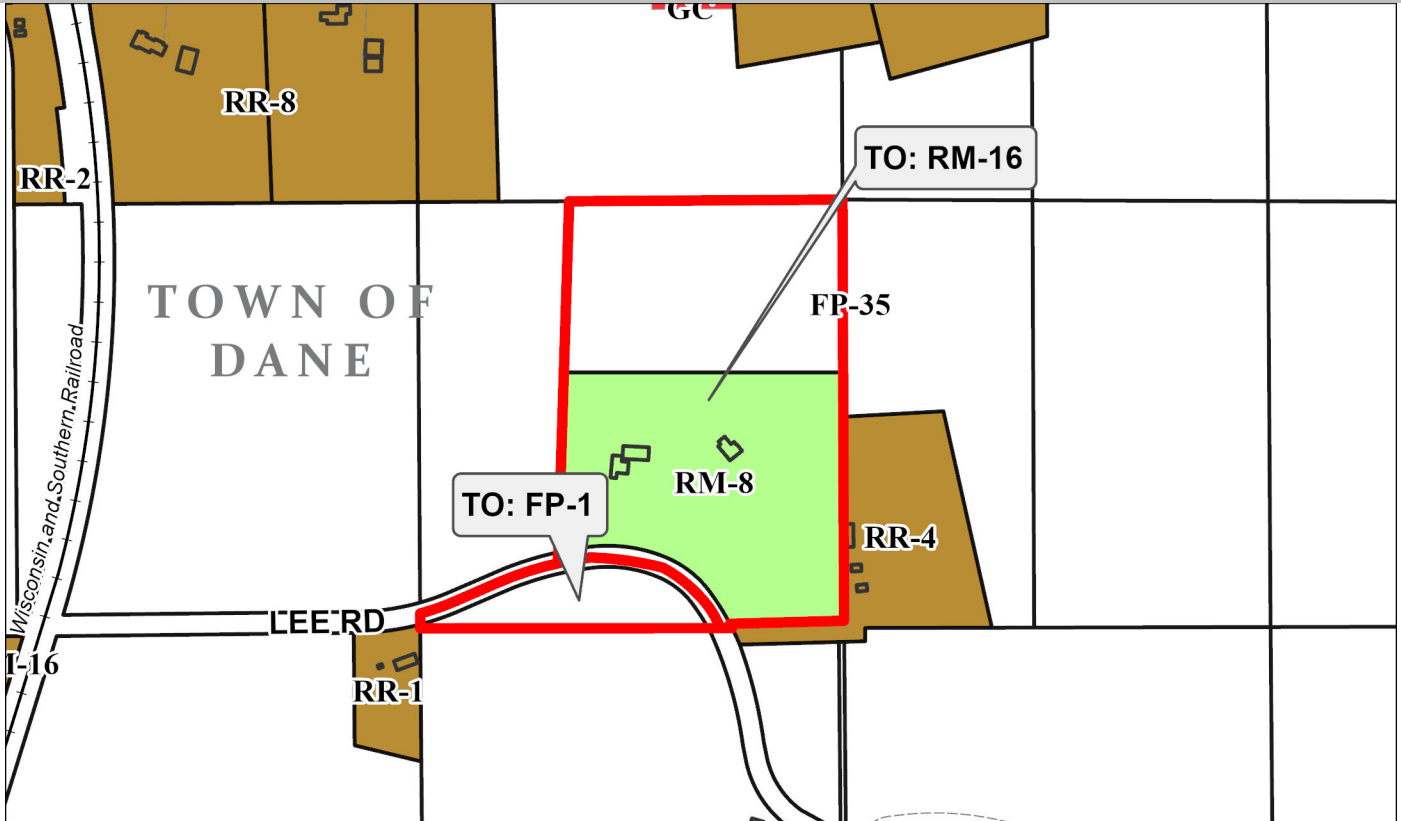


<b>Staff Report</b>    <b>Zoning and Land Regulation Committee</b>	<b>Public Hearing: February 27, 2024</b> <b>Report updated for March 12, 2024 ZLR meeting</b>	<b>Petition 12012</b>
	<b>Zoning Amendment Requested:</b> <b>RM-8 Rural Mixed-Use District and FP-35 Farmland Preservation District TO RM-16 Rural Mixed-Use District; FP-35 Farmland Preservation District TO FP-1 Farmland Preservation District</b>	<b>Town/Section:</b> <b>DANE, Section 11</b>
	<b>Size: 13.53,11.12,3.37 Acres</b> <b>Survey Required. Yes</b>	<b>Applicant</b> <b>ERIC O JOHNSON</b>
	<b>Reason for the request:</b> <b>Expand existing residential lot and create an agricultural lot</b>	<b>Address:</b> <b>6630 LEE ROAD</b>



**DESCRIPTION:** Eric Johnson proposes to acquire lands from the family trust that owns the surrounding farm land. The petition would expand the existing residential / mixed use lot to 24.6 acres in size, rezone it from RM-8 to RM-16, and rezone the agricultural parcel across Lee Road to FP-1 because it will be included in the certified survey map (CSM).

**OBSERVATIONS:** The proposed lots meet the requirements of the RM-16 and FP-1 zoning districts. The proposed FP-1 lot across Lee Road is wooded and contains steep slopes over 45%, making it not suitable for building. It is not proposed for development, making FP-1 a suitable zoning district. The remaining Johnson Family Trust lands would still comprise over 35 acres of contiguous land and thus could stay zoned FP-35.

The landowner demolished a house a few years ago and the materials still remained on site when the petition was submitted. The Town indicated they wanted the property cleaned up before the property is rezoned. Zoning Staff worked with the landowner and inspected the site to verify that the site has been cleaned up; the issue is resolved.

The property is subject to the Village of Dane’s extraterritorial jurisdiction for land division reviews.

**COMPREHENSIVE PLAN:** The proposal is in the agricultural preservation area of the Town of Dane Comprehensive Plan. Town of Dane has a density policy of 1 per 35 acres. As they are not creating another residential lot, this proposal is consistent with the policies in the Town and County Comprehensive Plans. (For questions about the town plan, contact Senior Planner Curt Kodl at (608) 266-4183 or [kodl@countyofdane.com](mailto:kodl@countyofdane.com) )

**RESOURCE PROTECTION:** No sensitive environmental features are present on or within 300 feet of the subject property.

**TOWN ACTION:** On March 4, 2024 the Town Board recommended approval of the rezone with no special conditions.

**JANUARY 23<sup>RD</sup> ZLR HEARING:** The ZLR Committee postponed action on the petition at the public hearing, due to no town action per the ZLR Committee's adopted rules.

**STAFF RECOMMENDATION (updated March 8, 2024):** Pending any comments at the public hearing, staff recommends approval of the petition subject to the recording of the CSM.

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