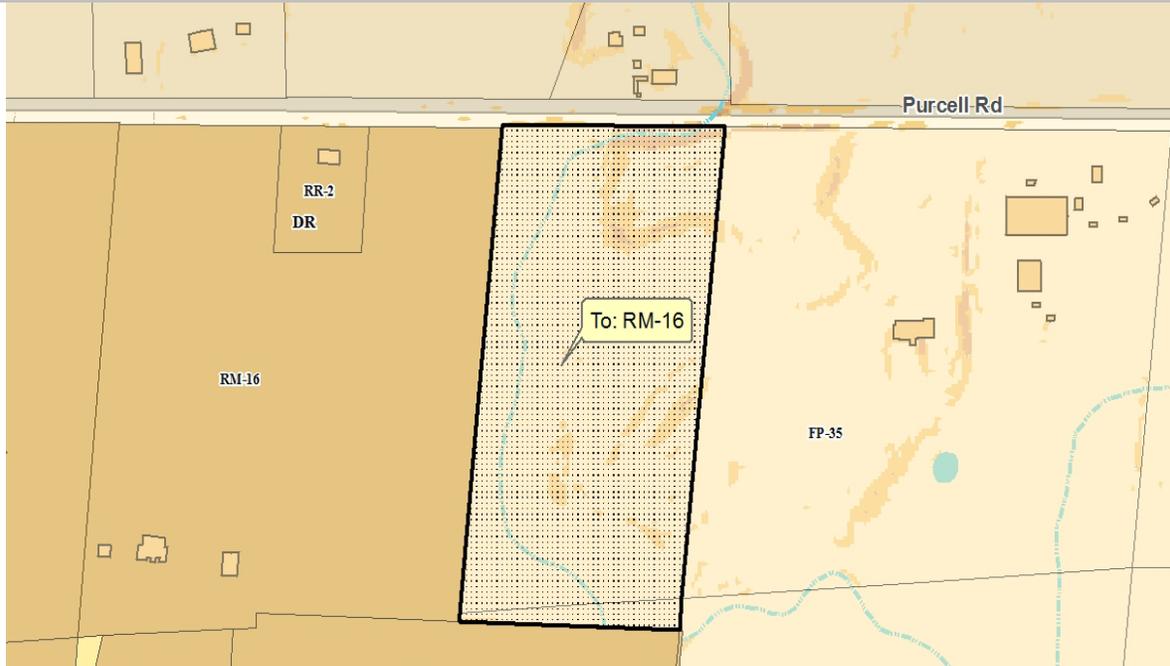


<b>Staff Report</b>    <b>Zoning and Land Regulation Committee</b>	<i>Public Hearing:</i> <b>February 25, 2020</b>	<b>Petition 11515</b>	
	<i>Zoning Amendment Requested:</i> <b>FP-35 (General Farmland Preservation) District TO RM-16 (Rural Mixed-Use, 16 acres and up) District</b>		<i>Town/Section:</i> <b>OREGON, Section 6</b>
	<i>Size:</i> <b>20 Acres</b>	<i>Survey Required:</i> <b>Yes</b>	<i>Applicant:</i> <b>ANCHOR-T RANCH LLC</b>
	<i>Reason for the request:</i> <b>Creating one residential lot</b>		<i>Address:</i> <b>6085 PURCELL ROAD</b>



**DESCRIPTION:** Landowner seeks to rezone 20 acres from the FP-35 zoning district to the RM-16 zoning district to create one single-family residential lot.

**OBSERVATIONS:** There is an existing, unimproved, farm access in the extreme northeastern corner of the proposed lot, near a culvert under Purcell Road. Upgrading this access to residential standards will be required to meet town road engineering standards.

**TOWN PLAN:** The property is within a Rural Preservation area in the town comprehensive plan and a Farmland Preservation Area in the county Farmland Preservation Plan. Residential development is capped at one unit per 35 acres. If Petition 11515 is approved, there will be two potential homesites remaining on the parent farm. The town plan also requires that proposed rezones “minimize conversion of land that has been primarily devoted to agricultural production.” The entire proposed 20-acre parcel has been in row crops as recently as 2017.

**RESOURCE PROTECTION:** GIS data shows an intermittent stream corridor, presumably navigable, curves across the property from north to south, and along the western edge of the proposed lot. Shoreland Regulations may apply if found to be navigable.

**STAFF:** The proposal meets the dimensional standards of the zoning district and appears reasonably consistent with Town Comprehensive Plan policies. The applicant may want to consider moving the eastern lot line approximately 50 feet further to the east to encompass the existing field road access onto Purcell Road.

**TOWN:** The Town Board approved the petition with no conditions.

Questions? Contact Brian Standing [standing@countyofdane.com](mailto:standing@countyofdane.com), 608-267-4115