
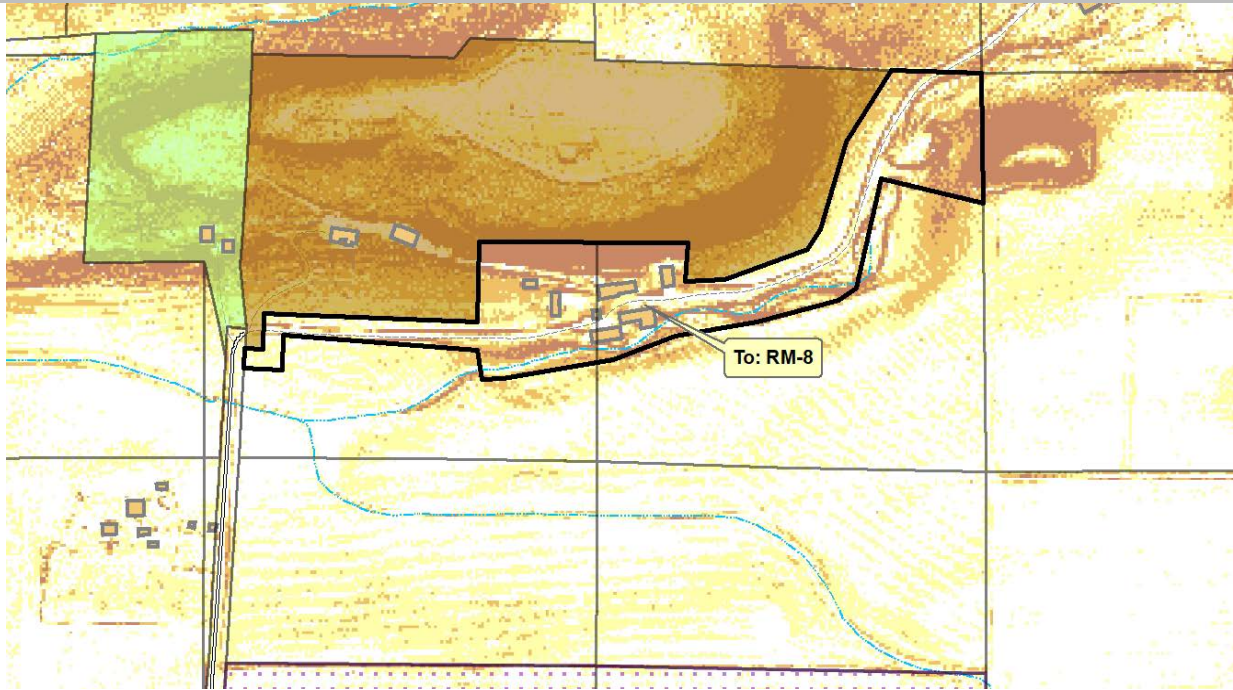


Staff Report  Zoning and Land Regulation Committee	<i>Public Hearing:</i> July 28, 2020	Petition 11570	
	<i>Zoning Amendment Requested:</i> FP-35 Farmland Preservation District TO RM-8 Rural Mixed-Use District		<i>Town/Section:</i> DANE, Section 1
	<i>Size:</i> 14.04 Acres	<i>Survey Required:</i> Yes	<i>Applicant:</i> JDJ RIPP FARMS LLC
	<i>Reason for the request:</i> Separating existing residence and buildings from farmland		<i>Address:</i> 7812 BENSON ROAD



DESCRIPTION: The applicant wishes to separate farm buildings and all non-tillable land from the farmland. No new development is proposed.

OBSERVATIONS: The original proposed parcel has been modified to have road ROW frontage. An easement is in place (over the driveway) out to the road to the west across the neighbor’s property.

TOWN PLAN: The proposal is in the Town’s Agricultural Preservation Area. The Town has a one home per 35-density policy; this proposal is consistent with that policy. The town plans has one policy: “Locate development so that all land division lots connect directly to existing public roadways” but this is a proposed lot with an existing driveway and existing home/farm buildings.

RESOURCE PROTECTION: There is an intermittent stream along the southern edge of the proposed parcel. No new development is proposed.

DANE COUNTY HEALTH: There is no documentation of the location of existing septic system. It is suggested that the Surveyor depict the location of the septic system on the proposed CSM.

STAFF: The zoning district proposed is consistent with the use and property size. The property is consistent with then Dane County Comprehensive Plan and the Town of Dane Comprehensive Plan. Any questions about this petition or staff report please contact Curt Kodl (608)266-4183 or kodl@countyofdane.com

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