
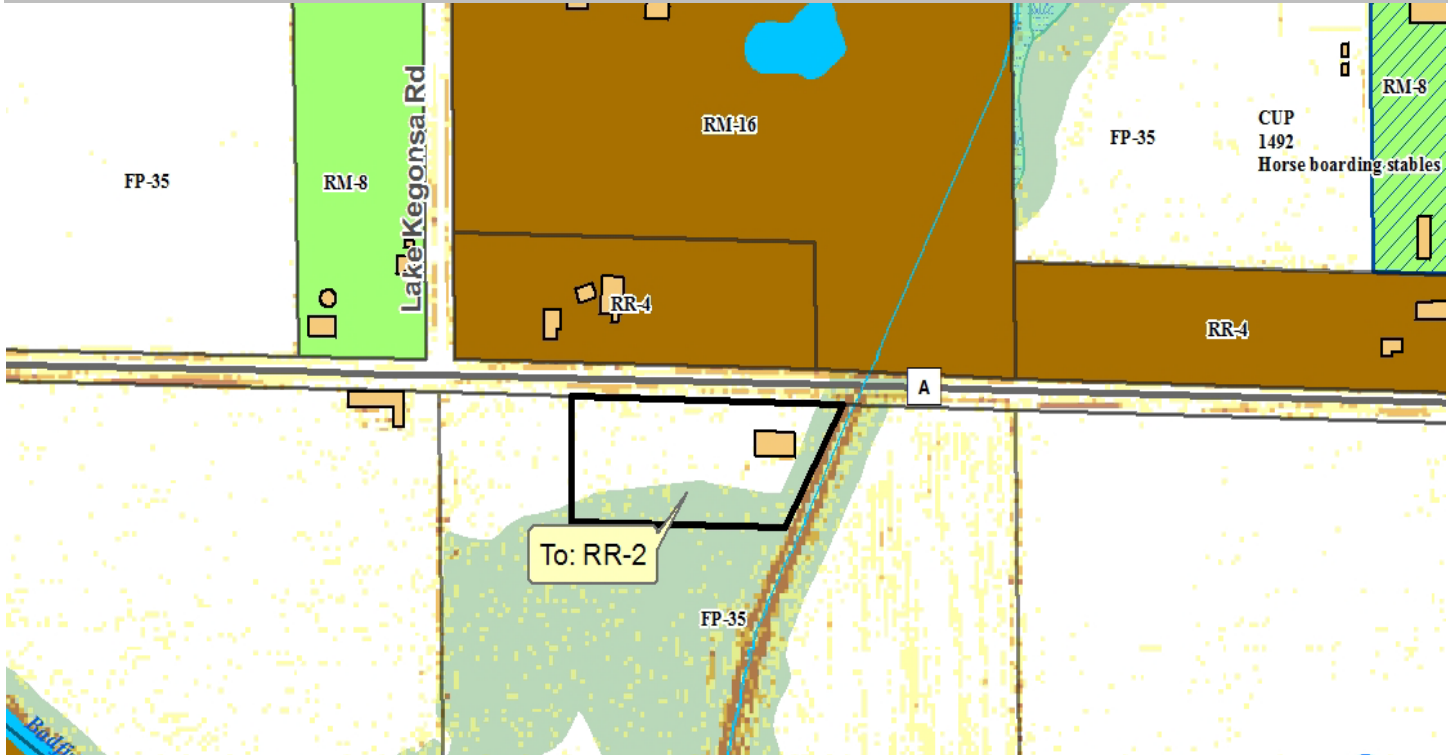


Staff Report  Zoning and Land Regulation Committee	<i>Public Hearing:</i> April 27, 2021	Petition 11678	
	<i>Zoning Amendment Requested:</i> FP-35 Farmland Preservation District TO RR-2 Rural Residential District		
	<i>Size:</i> 3.5 Acres	<i>Survey Required:</i> Yes	<i>Applicant</i> MATTHEW & BETH HAMACHER
	<i>Reason for the request:</i> Creating one residential lot		<i>Address:</i> SOUTH OF 3618 COUNTY HWY A



DESCRIPTION: Applicants seek to create a new 3.5 acre RR-2 (Rural Residential) zoned parcel for new home construction.

OBSERVATIONS: Existing land use is agriculture / open space. Surrounding land uses are agriculture / open space and rural residential. A perennial stream runs along the easterly boundary of the proposed lot. An area of 100 year floodplain associated with the stream is present on the easterly and southerly portions of the proposed lot. Depending upon the precise location of the proposed new homesite, additional information may be required and shoreland zoning map apply.

TOWN PLAN: The property is located in the town’s agricultural preservation area.

RESOURCE PROTECTION: An area of resource protection corridor associated with the perennial stream and floodplain are present on portions of the property.

STAFF: As indicated on the attached density study report, two possible density units (“splits”) remain available to the property. There appears to be suitable upland area on which to build a residence and avoid the floodplain area. Applicant has obtained Dane County highway access approval to CTH A. Pending any concerns raised at the county public hearing, staff recommends approval of the petition. If you have any questions or comments please contact Senior Planner Majid Allan at (608) 267-2536 or allan@countyofdane.com

TOWN: Approved.