
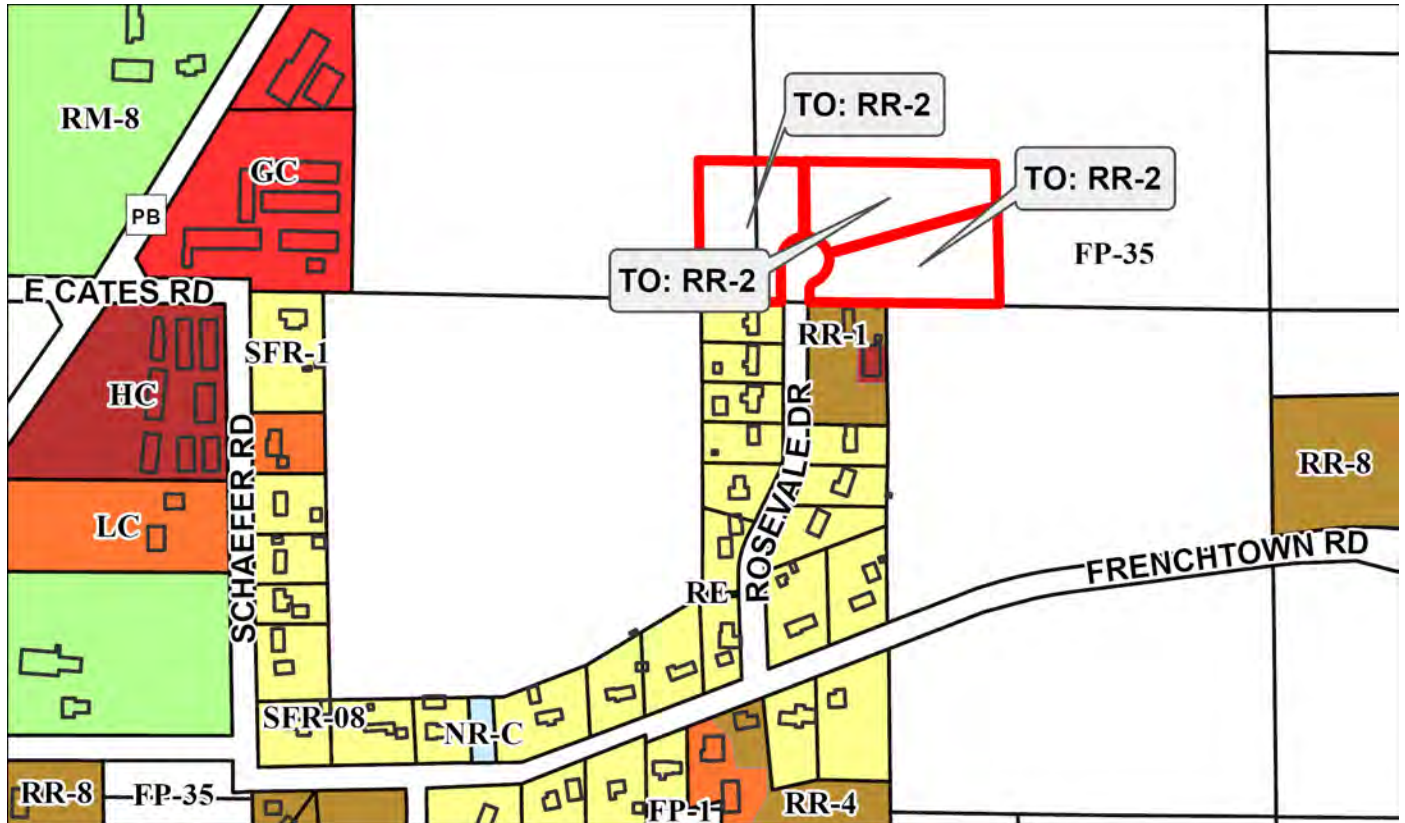


Staff Report  Zoning & Land Regulation Committee	<u>Public Hearing:</u> July 23, 2024	Petition 12069	
	<u>Zoning Amendment Requested:</u> FP-35 Farmland Preservation District TO RR-2 Rural Residential District	<u>Town, Section:</u> MONTROSE, Section 22	
	<u>Size:</u> 6.1 Acres	<u>Survey Required:</u> Yes	<u>Applicant:</u> GERALD AND JOANN GEHIN
	<u>Reason for the request:</u> Create three new residential lots		<u>Address:</u> NORTH END OF ROSEVALE DRIVE



DESCRIPTION: Gerald and Joann Gehin would like to create three rural residential lots at the north end of Rosevale Drive. The lots would be created via certified survey map (CSM). The CSM would also extend Rosevale Drive approximately 120 feet with a new cul-de-sac bulb.

OBSERVATIONS: The proposed lots meet the requirements of the proposed RR-2 zoning district and county ordinances, including lot size and public road frontage.

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

COMPREHENSIVE PLAN: Property is within a Farmland Preservation Area in the *Town of Montrose / Dane County Comprehensive Plan* and the *Dane County Farmland Preservation Plan*. Residential development (including separation of existing residences) is capped at one unit per 35 acres owned as of September 11, 1978. If Petition 12069 is approved, this will **exhaust** the development potential of the property. The balance of PINs 050822385200, 050822295003, 050822290008, 050822288100, 050822280010 & 050822186103 that remain in FP-35 zoning should be deed restricted to prohibit further development.

For questions about the town plan, contact Senior Planner Brian Standing at standing.brian@danecounty.gov

RESOURCE PROTECTION: There are no sensitive environmental features on or within 300 feet of the subject property.

TOWN ACTION: On June 4, 2024 the Town Board recommended approval of the rezone, conditioned upon the Gehins extending Rosedale Drive by 127 feet and adding a 66 foot radius, with all costs of the road and cul-de-sac construction to be borne by the Gehins, and noting no splits remain on the original Floyd and Charlotte Viney farm.

STAFF RECOMMENDATION: Pending any comments at the public hearing, staff recommends approval of the rezone petition with the following conditions:

1. Applicants (Gehins) shall extend Rosedale Drive by 127 feet and construct a 66 foot radius cul-de-sac, to the satisfaction of the Town of Montrose, with all costs of the construction to be borne by the Gehins.
2. A deed restriction shall be recorded on the balance of tax parcels 050822385200, 050822295003, 050822290008, 050822288100, 050822280010 & 050822186103 that remain in FP-35 zoning stating the following:
 - a. Further residential/nonfarm development is prohibited on the remaining FP-35 zoned land. The housing density rights for the original Floyd and Charlotte Viney farm have been exhausted per the Town Comprehensive Plan density policies.

Please contact Rachel Holloway at (608) 266-9084 or holloway.rachel@danecounty.gov if you have questions about this petition or staff report.