
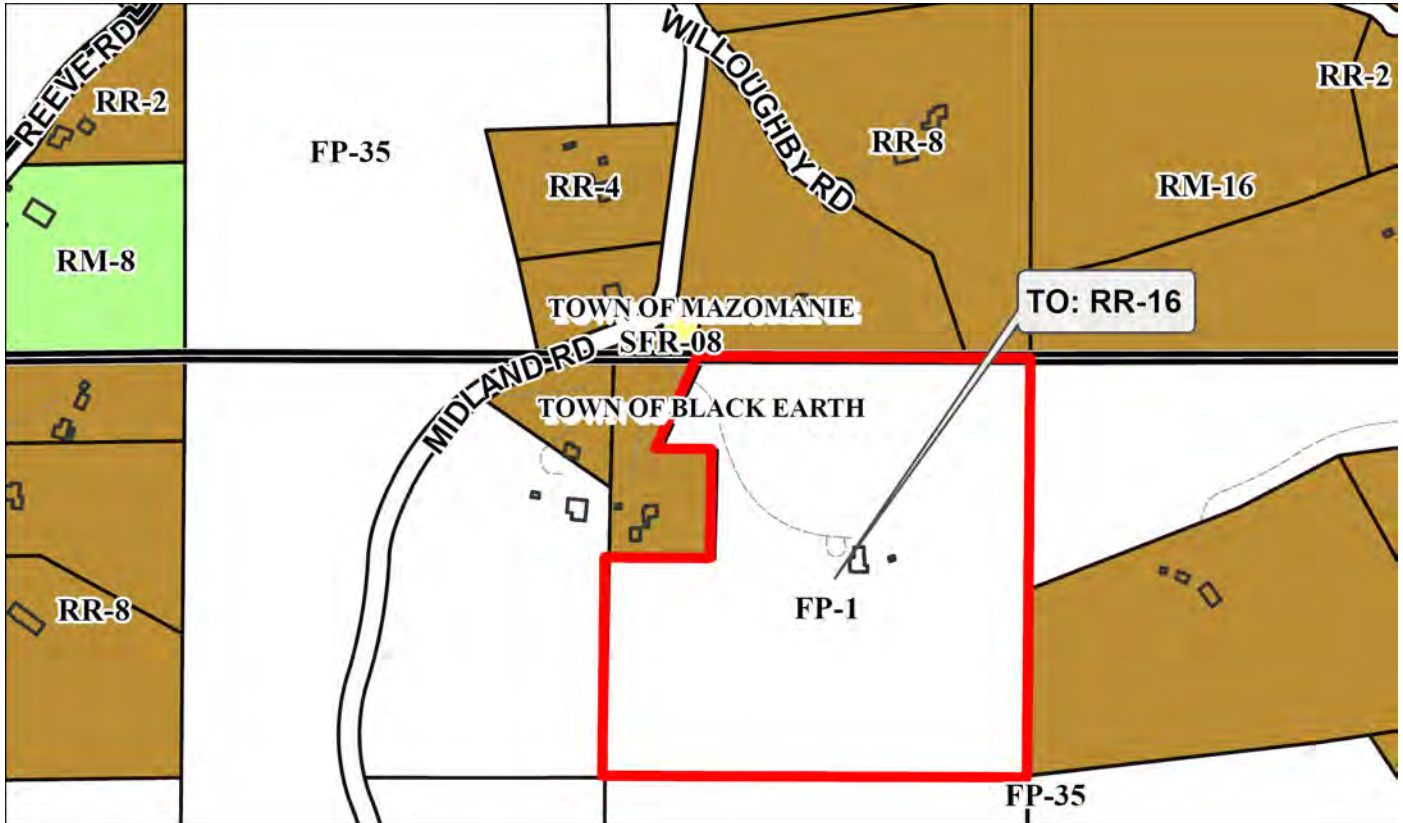


Staff Report  Zoning & Land Regulation Committee	<u>Public Hearing:</u> August 27, 2024		Petition 12075
	<u>Zoning Amendment Requested:</u> FP-1 Farmland Preservation District TO RR-16 Rural Residential District		<u>Town, Section:</u> BLACK EARTH, Section 21
	<u>Size:</u> 35 Acres	<u>Survey Required:</u> No	
	<u>Reason for the request:</u> correct zoning map error		<u>Applicant:</u> DANIEL AND SCARLETT TATAJE
			<u>Address:</u> 5612 MIDLAND DRIVE



DESCRIPTION: Applicant requests to rezone a parcel that is incorrectly mapped as FP-1. The petition would rezone it to RR-16 to reflect its current residential and agricultural use, to address the mismatch between the zoning and land use.

OBSERVATIONS: RR-16 was identified as the most suitable zoning district for the property based on its current use. The FP-1 Zoning District does not allow single-family residences. The zoning was changed from A-2 to FP-1 during the zoning ordinance rewrite that occurred between 2017 and 2019, when the parcel was presumed to be vacant. The house was being built in 2018 under the A-2 zoning. The existing house is now a non-conforming land use. The house cannot be increased in size unless the zoning is changed to a residential zoning category.

COMPREHENSIVE PLAN: The Home is in the Agriculture Preservation Planning Area, no new development is proposed. The proposal is consistent with both the Town and County Comprehensive Plans. For questions about the town plan, contact Senior Planner Curt Kodl at (608) 266-4183 or kodl.curt@danecounty.gov.

RESOURCE PROTECTION: There are no sensitive environmental features on or within 300 feet of the subject property. The rezone would enable zoning permits to be issued for modifications to the home and additional residential accessory buildings to be built in the future.

TOWN ACTION: On August 6, 2024 the Town Board recommended approval with no special conditions.

STAFF RECOMMENDATION: Pending any comments at the public hearing, Staff recommends approval with no conditions. Please contact Rachel Holloway at (608) 266-9084 or holloway.rachel@danecounty.gov if you have questions about this petition or staff report.