
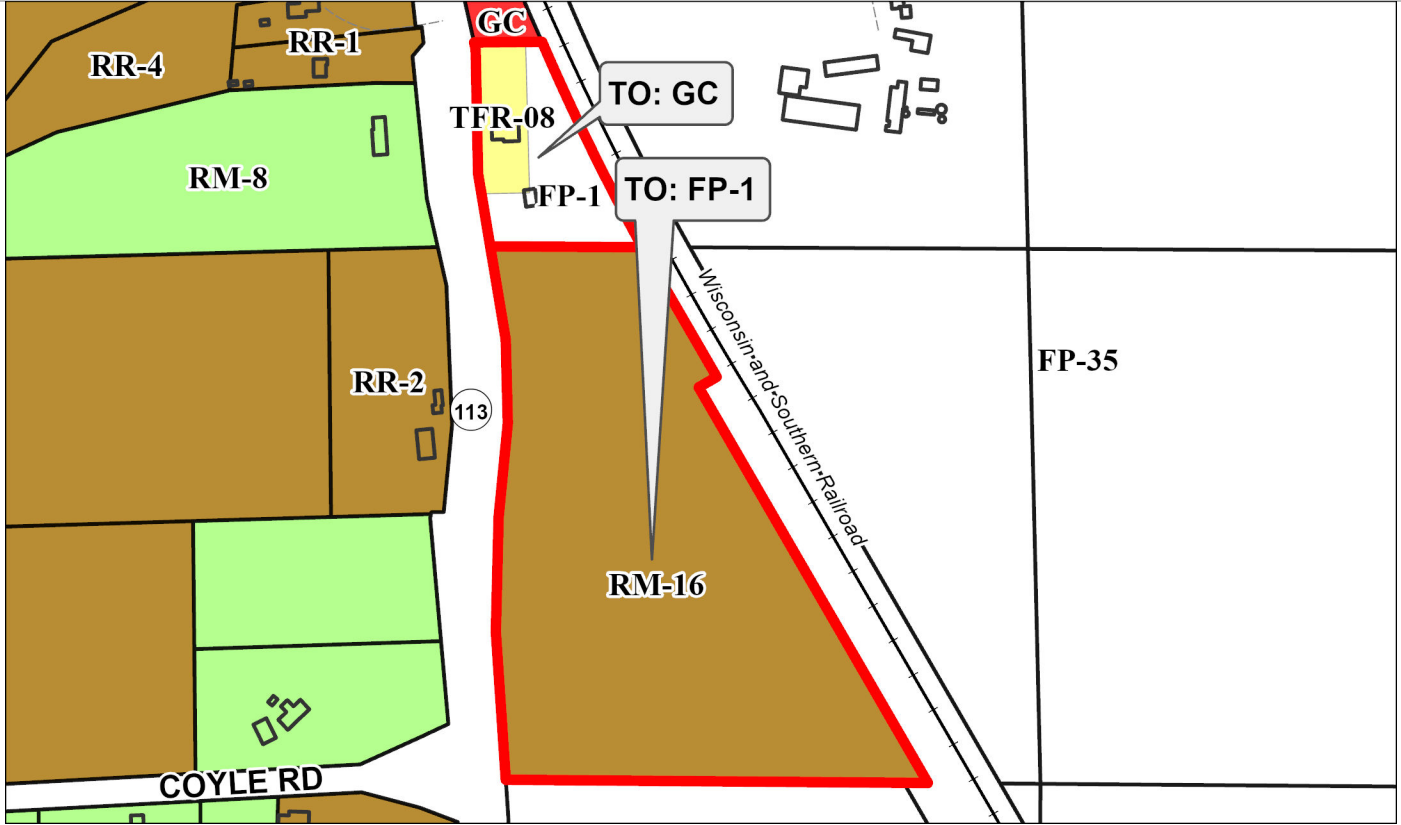


<b>Staff Report</b>  <b>Zoning &amp; Land Regulation Committee</b>	<u>Public Hearing:</u> <b>September 24, 2024</b>	<b>Petition 12093</b>	
	<u>Zoning Amendment Requested:</u> <b>TFR-08 Two Family Residential District and FP-1 Farmland Preservation District TO GC General Commercial District, RM-16 Rural Mixed-Use District TO FP-1 Farmland Preservation District</b>		
	<u>Size:</u> <b>1.0,2.0,24.1 Acres</b>	<u>Survey Required:</u> <b>No</b>	<u>Town, Section:</u> <b>DANE, Section 2</b>
	<u>Reason for the request:</u> <b>Town-Initiated Blanket Rezone of Properties for Consistency with the Dane County Farmland Preservation Plan and s. 91.38, Wisconsin Statutes</b>		<u>Applicant:</u> <b>TOWN OF DANE</b>
		<u>Address:</u> <b>7934 STATE HWY 113 AND SOUTH</b>	



**DESCRIPTION:** As part of the decennial state recertification of Dane County’s farmland preservation zoning ordinance, the county and participating towns need to make sure county zoning maps comply with s. 91.38, Wis. Stats. This section of statute prohibits farmland preservation zoning in places not also mapped for farmland preservation in the county *Farmland Preservation Plan*. Petition 12093 cleans up such inconsistencies in the Town of Dane zoning map for properties that are planned for something *other* than long term agricultural preservation.

**OBSERVATIONS:** This petition would rezone just two tax parcels affecting 27 acres and one property owner. The northern parcel currently includes a two-unit home, a barn and farm fields; the southern parcel is in agricultural use. The owner wishes to continue the current use of these properties, and possibly build another accessory building on the northern parcel in the future. GC allows “Residential and associated accessory Uses” as a conditional use, which would make the home a legal nonconforming land use, but the “spot zone” would be removed. Agricultural uses are permitted by right in the GC district. The property adjacent to the north is also zoned GC. The properties are within a town planned development area.

**COMPREHENSIVE PLAN:** 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](mailto:kodl.curt@danecounty.gov).

**RESOURCE PROTECTION:** There are no sensitive environmental features on the properties; no development is proposed.

**TOWN ACTION:** On August 5, 2024 the Town Board recommended approval with no conditions.

**STAFF RECOMMENDATION:** Staff recommends approval with no conditions. Please contact Rachel Holloway at (608) 266-9084 or [holloway.rachel@danecounty.gov](mailto:holloway.rachel@danecounty.gov) if you have questions about this petition or staff report.