

Staff Report



Zoning & Land Regulation Committee

Public Hearing: **May 26, 2026**

Zoning Amendment Requested:

FP-35 Farmland Preservation District TO RR-4 Rural Residential District

Size: **6.25 Acres**

Survey Required: **Yes**

Reason for the request:

Creating one residential lot

Petition 12269

Town, Section:

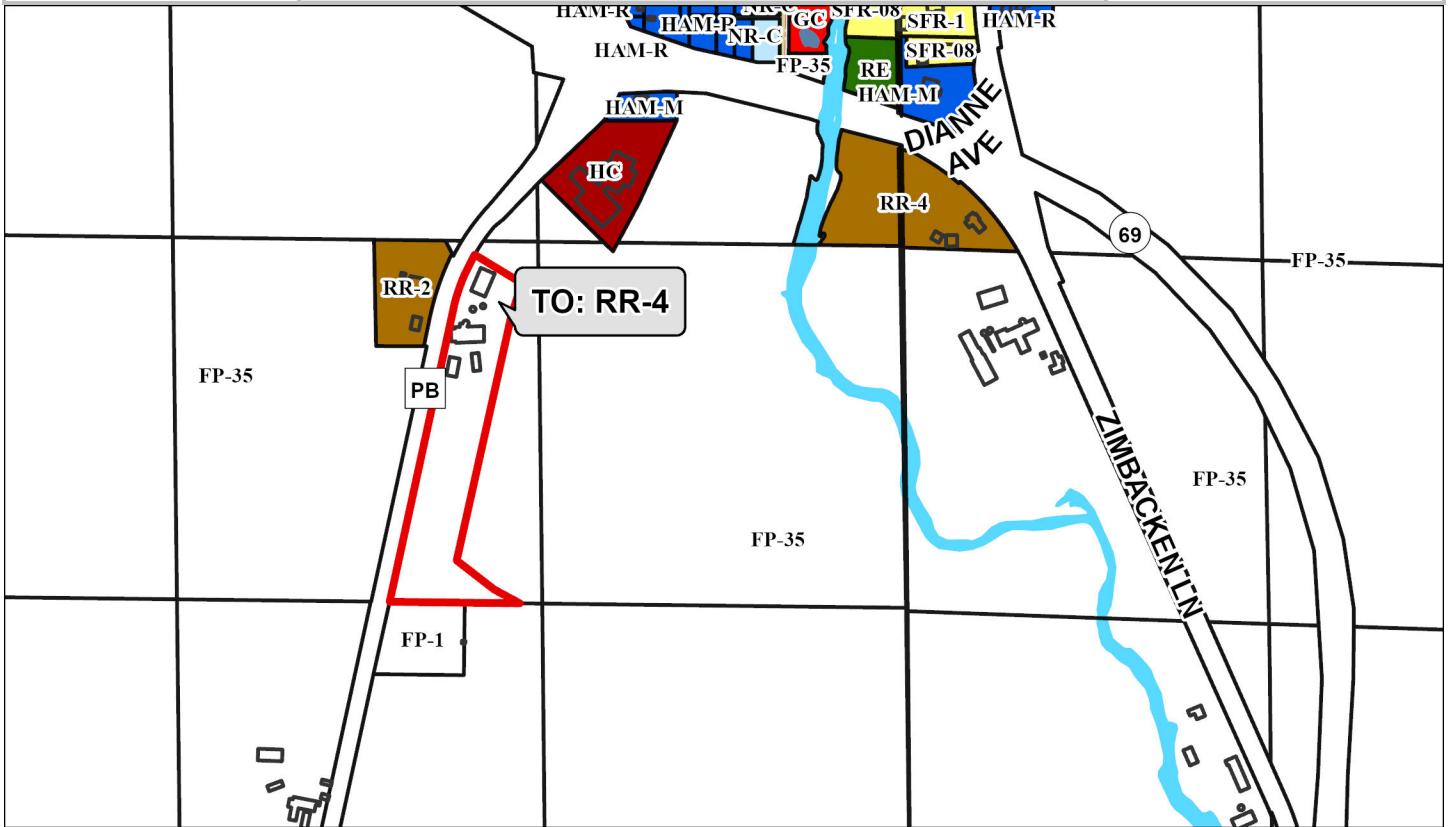
MONTROSE, Section 10

Applicant:

PRAIRIELAND DAIRY LLC

Address:

EAST OF 1299 COUNTY HWY PB



DESCRIPTION: Applicant proposes to create a residential lot 6.25 acres in size with RR-4 zoning, to separate it from the farmland. The subject property contains multiple agricultural buildings in the north end and is proposed for a new home site in the south end.

OBSERVATIONS: This is an existing developed portion of a larger farm that is being split off from the agricultural lands. The proposed lot configuration meets county ordinance requirements. New (or modified) buildings on the property will be subject to the minimum building setbacks along county highways (75 feet from centerline / 42 feet from right-of-way line, whichever is greater).

The property contains low areas mapped as floodplain. The home construction is proposed within an upland area in the south end of the lot, where a new driveway access is also proposed. The applicants propose to discontinue access through the farm buildings to crop the adjacent farm lands, would prefer to relocate the field access further to the north outside of this new lot.

Soil testing will be needed to verify suitable soils for a septic system in this area. Public Health staff note that soil test results could potentially limit the number of bedrooms allowed, or type of system that can be built. In addition, a well setback would apply within 50' of the cemetery to the south (50' from drainfield, 25' to tanks), and setbacks are required between buildings and the system and tanks. For questions on the septic applicant is advised to contact Sanitarian Jon Mayer 608-977-1903.

Note that Rural Residential zoning allows for livestock use up to one “animal unit” per acre. To exceed this limit requires approval of a conditional use permit. Similarly, any commercial activity on the property would require a conditional use permit, if allowed by the town land use plan policies and zoning ordinance.

HIGHWAY ACCESS: An access permit will be required for access to CTH PB which is a controlled-access highway. Access Permit # 5163 (not issued yet) is for a Residential Single Family Access, to serve 1 single family residence and all surrounding agricultural lands. Preliminary CSM comments are not fully included in this review; however, applicant should expect Highway comments on the CSM to include dedicating additional right-of-way for highway use (40’ and 60’ minimum), showing “no access” areas, and showing access locations. Additional ROW dedication will impact the lot size and the residential home location. For questions please contact Kevin Eslick 608-283-1486.

COMPREHENSIVE PLAN: This petition is in the Town’s farmland preservation planning area and is subject to the land use policies related to that designation. As indicated on the density study report, the property remains eligible for 2 density units (“splits”). Note that the town counts separation of existing residences toward the density limit. If the petition is approved, 1 possible density unit will remain available. This proposal is consistent with the goals, objectives of policies of the Town’s farmland preservation area. For questions about the town plan, contact Senior Planner Bridgit Van Belleghem at (608) 225-2043 or VanBelleghem.Bridgit@danecounty.gov.

RESOURCE PROTECTION: No new development is proposed that would impact natural resources. There are resources on the new lot relating to the 1% Annual flood hazard; however, the proposed home is outside of the floodplain.

TOWN ACTION: Town Board recommends approval of the rezone, contingent on approval from Dane County for access on the highway or finding another access solution.

STAFF RECOMMENDATION: County Highway staff are working with the applicants and expect to have the access plans finalized very soon. Based on this, Staff recommends approval with the following conditions:

1. Applicant shall obtain a highway access permit (or permits) from Dane County Highway Department, for the new residence and continued access for the agricultural buildings in the north end of the CSM lot.

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