
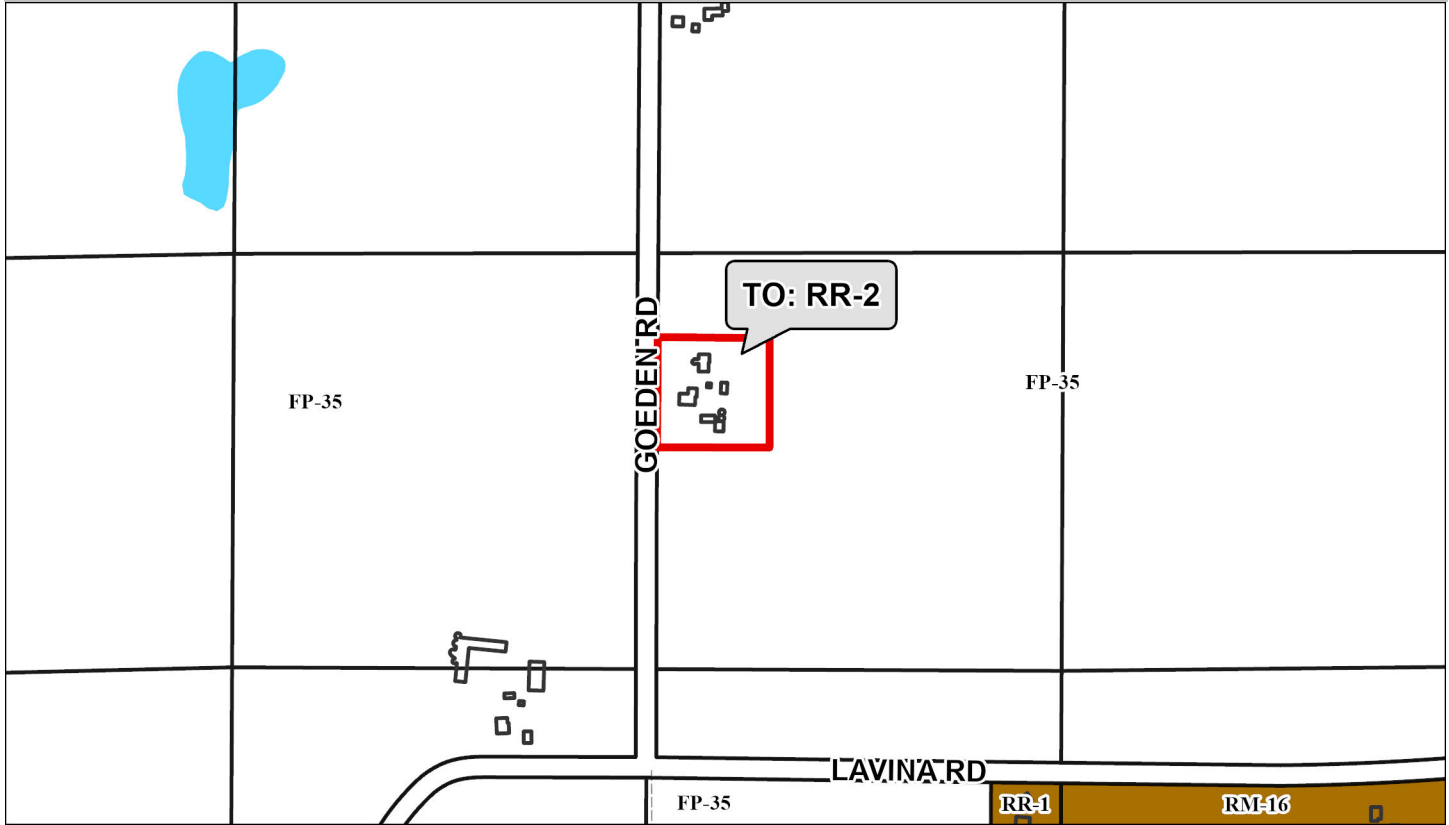


Staff Report  Zoning & Land Regulation Committee	<u>Public Hearing:</u> May 26, 2026		Petition 12271
	<u>Zoning Amendment Requested:</u> FP-35 Farmland Preservation District TO RR-2 Rural Residential District		<u>Town, Section:</u> DANE, Section 26
	<u>Size:</u> 2.88 Acres	<u>Survey Required:</u> Yes	<u>Applicant:</u> DEVIN HELT
	<u>Reason for the request:</u> Separating existing residence from farmland		<u>Address:</u> 6762 GOEDEN ROAD



DESCRIPTION: Devin Helt would like to separate the existing farm home from the farm operation and construct a new home in its place. He plans to remove the existing home and some of the existing accessory buildings, and record a one-lot certified survey map (CSM).

OBSERVATIONS: The proposed lot layout meets county ordinance requirements including lot size, public road frontage, building setbacks, and lot coverage by buildings. Note that in RR zoning districts, properties limit livestock use to one animal unit per acre. The land division is subject to the Village of Dane’s review under its extraterritorial jurisdiction.

COMPREHENSIVE PLAN: This petition is in the town’s agricultural preservation planning area and is subject to the land use policies related to that designation, including the town’s residential density limitation of no more than 1 density unit (“split”) per 35 acres owned. As indicated on the attached density study report, the property was eligible for just a single density unit. Since the town counts all residences toward the density limitation, the proposed separation exhausts the allowable density on the property. In accordance with town plan policies, staff recommends that the balance of the FP-35 zoned parcel be deed restricted to prohibit further development. This proposal is consistent with the goals, objectives of policies related to residential development, as it doesn’t create additional building sites.

For questions about the town plan, contact Senior Planner Curt Kodl at (608) 266-4183 or Kodl.Curt@danecounty.gov.

RESOURCE PROTECTION: There is an unnamed intermittent stream to the north of the proposed lot which flows into an intermittent stream west of Goeden Rd. Both streams are assumed to be navigable and fall within 300 feet of portions

of the proposed lot. Any development occurring within 300 feet of either waterway will be subject to shoreland zoning regulations unless the waterways are determined to be non-navigable.

TOWN ACTION: Pending.

STAFF RECOMMENDATION: Pending town action, and any comments at the public hearing, Staff recommends approval subject to the following conditions:

1. A deed restriction shall be recorded on the balance of the FP-35 land (tax parcels 090826380003 and 090826395006) stating the following:
 - a. Further residential/nonfarm development is prohibited on the remaining FP-35 zoned land. The housing density rights for the original Rodney Goeden 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.