
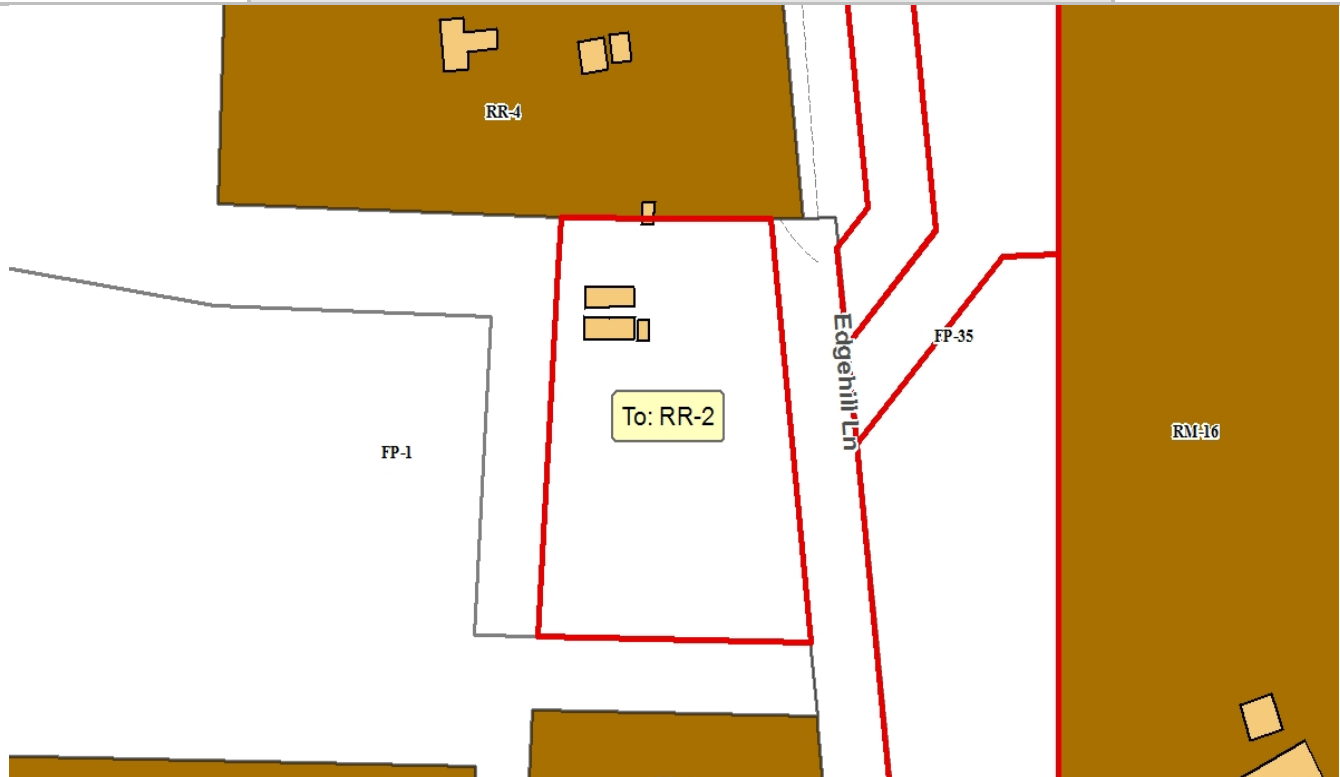


Staff Report  Zoning and Land Regulation Committee	<i>Public Hearing:</i> February 28, 2023		Petition 11925
	<i>Zoning Amendment Requested:</i> FP-1 Farmland Preservation District TO RR-2 Rural Residential District		<i>Town/Section:</i> MONTROSE, Section 25
	<i>Size:</i> 2.14 Acres	<i>Survey Required:</i> No	<i>Applicant</i> TOM AND JENNIFER GILLETTE
	<i>Reason for the request:</i> Zoning to allow for residential use		<i>Address:</i> SOUTH OF 493 EDGEHILL LANE



DESCRIPTION: Tom and Jennifer Gillette wish to rezone a 2-acre parcel from FP-1 to RR-2 in order to build a residential home. The Gillettes own this property and the lot adjacent to the north. No lot line changes are proposed.

OBSERVATIONS: Prior to the 2019 comprehensive zoning ordinance rewrite, the property was zoned A-1(EX) which would have allowed construction of a single-family home. The land has been in agricultural use.

TOWN PLAN: The 2-acre property was created legally through the certified survey map process in 1977. At the time, the property was zoned A-1 Agriculture which allowed single family residences permitted by right. The property was assigned its current FP-1 Zoning District due to the 2019 map updates. The Town Plan density policies allows for legally created parcels to be rezoned to an appropriate zoning district to allow for no more than one single-family home.

RESOURCE PROTECTION: No resource protection areas are mapped on or within 300 feet of the property.

TOWN ACTION: The Town Board recommended approval of the petition with no conditions.

STAFF RECOMMENDATION: Staff recommends approval of the rezoning with no conditions. Any questions about this petition or staff report please contact Rachel Holloway at (608) 266-9084 or holloway.rachel@countyofdane.com