
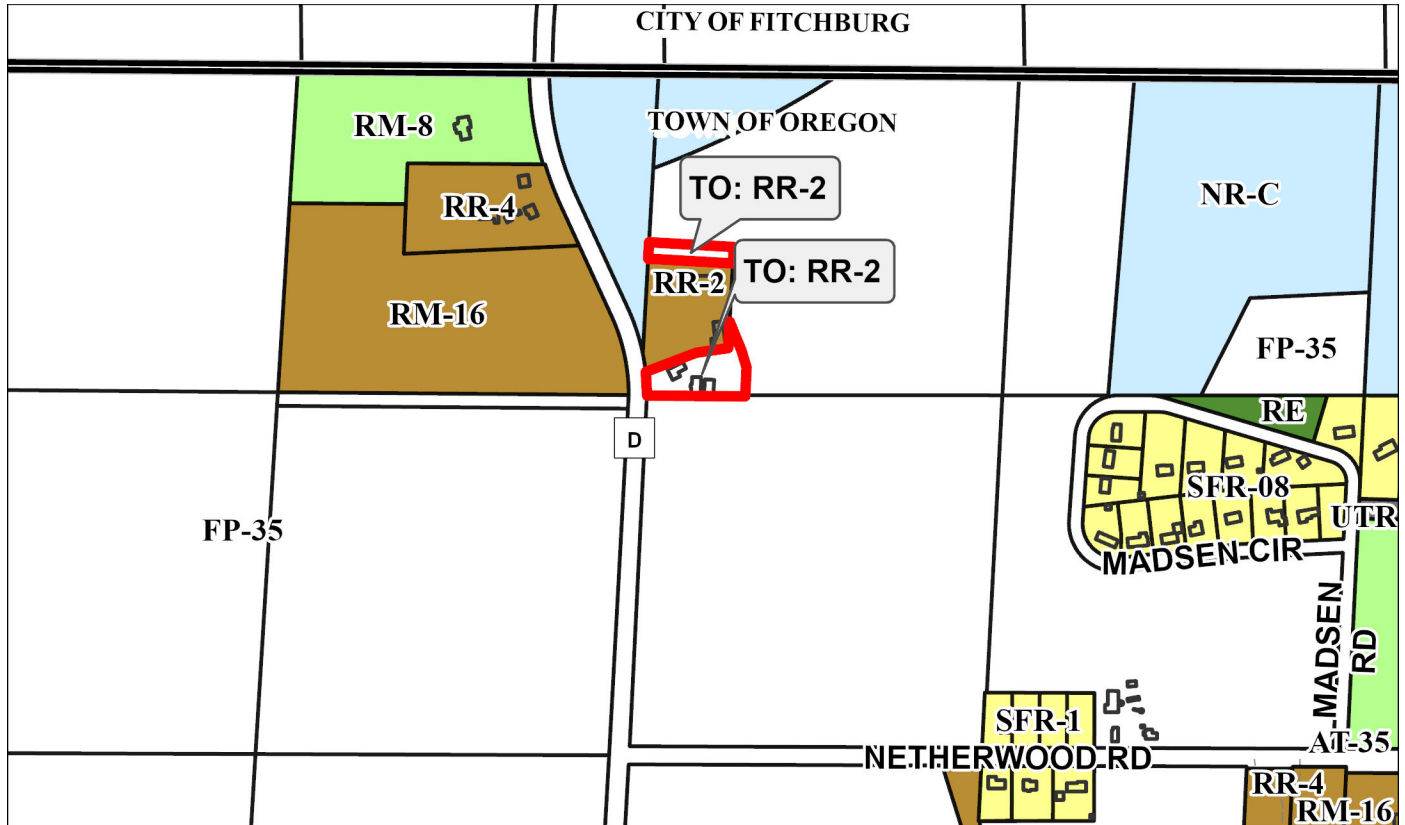


Staff Report  Zoning & Land Regulation Committee	<i>Public Hearing: July 23, 2024</i> Report updated for the August 27th ZLR meeting	Petition 12072
	<i>Zoning Amendment Requested:</i> FP-35 Farmland Preservation District TO RR-2 Rural Residential District	<i>Town, Section:</i> OREGON, Section 4
	<i>Size: 1.67 Acres</i>	<i>Survey Required: Yes</i>
	<i>Reason for the request:</i> CREATE ONE NEW RESIDENTIAL LOT AND MODIFY AN EXISTING RESIDENTIAL LOT	<i>Applicant:</i> VALKYRIE FARM LLC (KERRI PHILLIPS) <i>Address:</i> 1580 & 1586 COUNTY HWY D



DESCRIPTION: Kerri Phillips of Valkyrie Farm LLC proposes to separate an existing farm residence addressed at 1580 County Highway D from the rest of the family farm, and reconfigure an existing lot for the residence addressed at 1586 County Highway D. The applicants propose a two-lot certified survey map (CSM) that would result in two residential lots at least two acres in size, with RR-2 Rural Residential zoning.

The family intends to rebuild the southern home in the style of the existing farmhouse so that it can be available to family as a gathering space and potentially a future home for elderly relatives to age in place. Meanwhile, while the space is not used by family members the house would be rented out for short-term rentals. A separate petition has been submitted for that request, Conditional Use Permit [petition #2627](#).

OBSERVATIONS: The proposed lots conform to the requirements of the RR-2 zoning district and county ordinances, with one exception. The proposed southern lot line would be approximately 8 feet from an existing shed. RR-2 zoning requires a minimum of 10-foot setback. On July 17th the applicants provided a revised CSM that moves the proposed southern lot line southward by two feet to resolve this issue.

The property is subject to the City of Fitchburg’s extraterritorial jurisdiction for land division reviews.

DANE COUNTY HIGHWAY DEPT: CTH D is a controlled access highway. Access Permit #05C02 allowed a Residential Joint Access >1 Parcel. This served 2 single family home sites. Any change of use of existing access requires a permit from the

Highway Department. No new access will be permitted on CTH D due to reconfiguration of lots. No significant increase of traffic expected due to rezone. For questions please contact Kevin Eslick 608-283-1486 / cell 608-206-0017 / eslick.kevin@countyofdane.com

COMPREHENSIVE PLAN: Property is within a Farmland Preservation Area under the *Town of Oregon / Dane County Comprehensive Plan*. Residential development is capped at 1 unit per 35 acres owned as of 1995. The town plan sets a minimum acreage of 2 acres for new lots; the proposed CSM meets this requirement. Petition 12072 would not create a new homesite.

For questions about the town plan, contact Senior Planner Brian Standing at standing.brian@danecounty.gov .

RESOURCE PROTECTION: There are no sensitive environmental features on or within 300 feet of the subject property.

ZLR PUBLIC HEARING: At the July 22nd public hearing, the ZLR Committee postponed action to allow time for town action on the petition. There was no opposition to the proposal.

TOWN ACTION: The Town Board recommended approval of the petition conditioned upon a joint driveway easement agreement being recorded on the property.

STAFF RECOMMENDATION: Staff would recommend approval of the rezone subject to the applicant recording the CSM for the new lot boundaries and the following conditions:

1. A shared driveway access easement shall be recorded at the time of CSM recording, to ensure future access for the two residential lots as well as the surrounding farm land.

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