
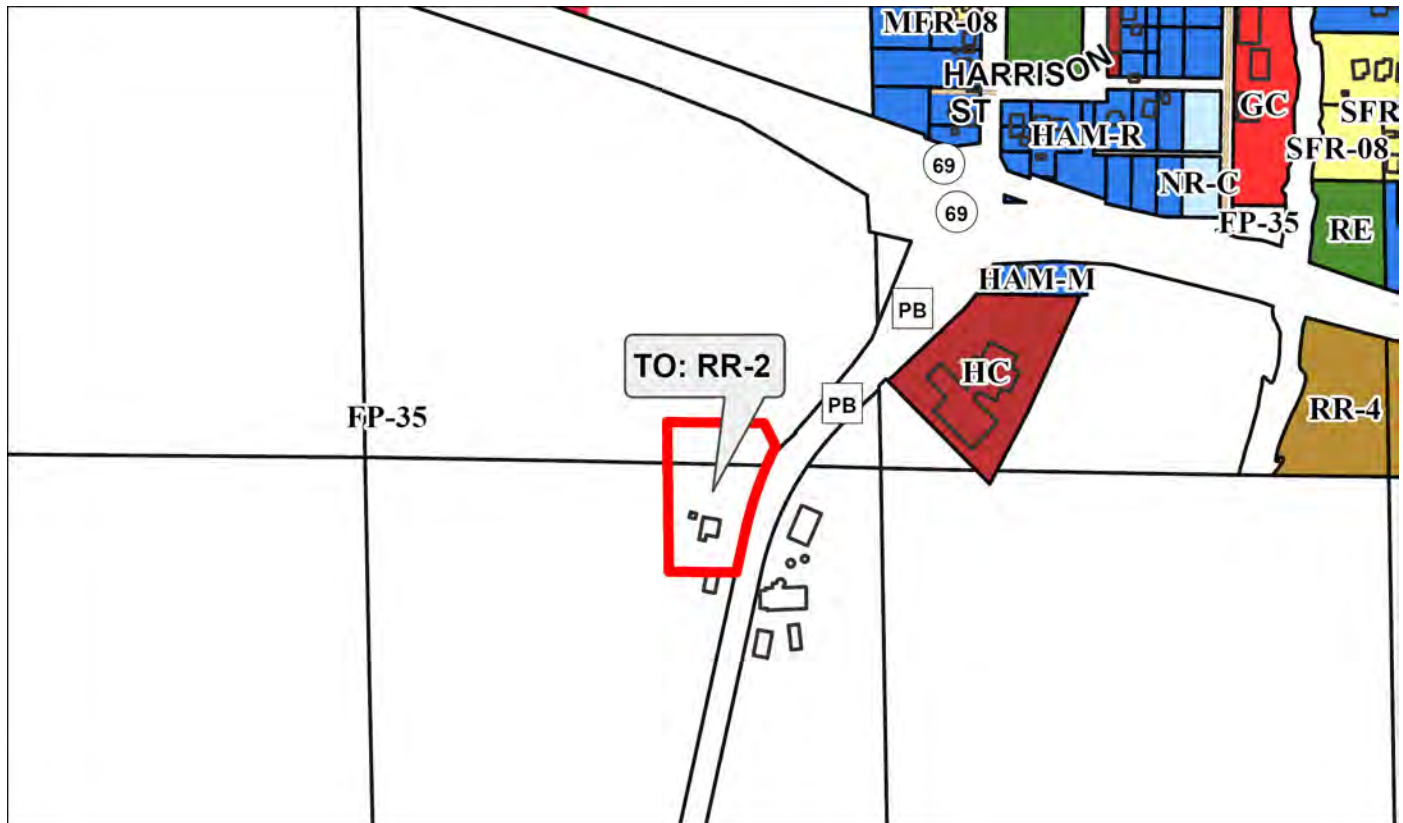


<b>Staff Report</b>    <b>Zoning &amp; Land Regulation Committee</b>	<b><u>Public Hearing:</u> July 23, 2024</b>		<b>Petition 12068</b>
	<b><u>Zoning Amendment Requested:</u></b> <b>FP-35 Farmland Preservation District TO RR-2 Rural Residential District</b>		<b><u>Town, Section:</u></b> <b>MONTROSE, Section 10</b>
	<b><u>Size:</u> 2 Acres</b>	<b><u>Survey Required:</u> Yes</b>	<b><u>Applicant:</u></b> <b>PRAIRIELAND DAIRY LLC</b>
	<b><u>Reason for the request:</u></b> <b>Separating existing residence from farmland</b>		<b><u>Address:</u></b> <b>689 COUNTY HIGHWAY U</b>



**DESCRIPTION:** The Faheys of Prairieland Dairy LLC would like to split off the farm house and garage located on the west side of the highway, to create a two-acre residential lot separate from the rest of the farm. The subject property is part of a 161-acre tract that is contiguous although it is divided by County Highway PB and State Highway 69.

**OBSERVATIONS:** The proposed lot meets the requirements of the RR-2 zoning district and county ordinances, including lot size, public road frontage, building setbacks and lot coverage by buildings.

**DANE COUNTY HIGHWAY:** CTH PB is a controlled access highway. No new access will be permitted on CTH PB due to reconfiguration of lots. Any change of use of existing access requires a permit from the Highway Department. No change to the current access is proposed. For questions please contact Kevin Eslick 608-283-1486 / cell 608-206-0017 / [eslick.kevin@countyofdane.com](mailto:eslick.kevin@countyofdane.com)

**COMPREHENSIVE PLAN:** Property is within a Farmland Preservation Area in the *Town of Montrose / Dane County Comprehensive Plan* and the *Dane County Farmland Preservation Plan*. Residential development (including separation of existing residences) is capped at one unit per 35 acres owned as of September 11, 1978. If Petition 12068 is approved, there will be 4 potential homesites remaining.

For questions about the town plan, contact Senior Planner Brian Standing at [standing.brian@danecounty.gov](mailto:standing.brian@danecounty.gov)

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

**TOWN ACTION:** On June 4, 2024 the Town Board recommended approval of the rezone noting that this uses a split.

**STAFF RECOMMENDATION:** Pending any comments at the public hearing, staff recommends approval of the rezone petition subject to the following conditions:

1. Lot must contain at least 2.0 acres exclusive of road right-of-way.

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.