
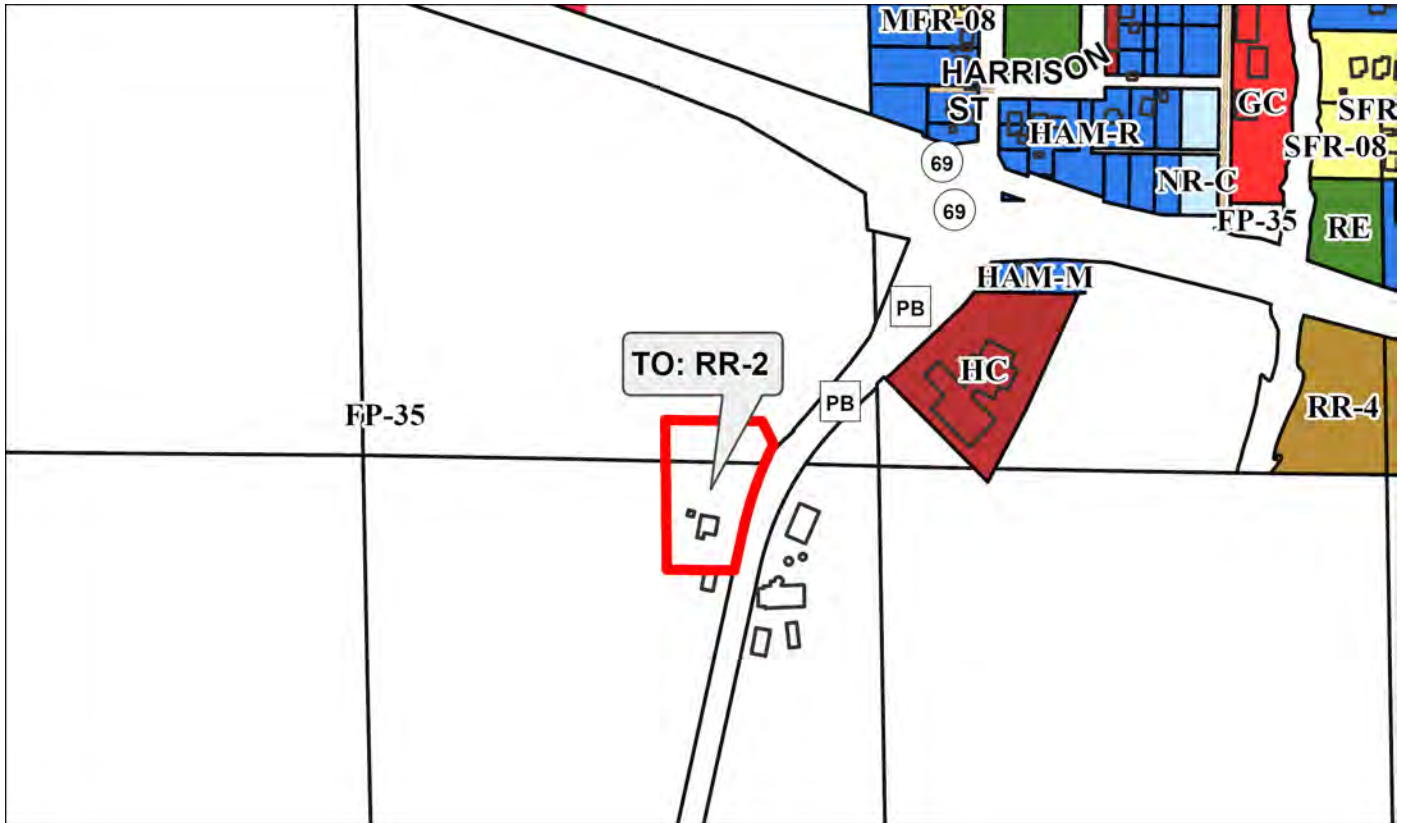


Staff Report  Zoning & Land Regulation Committee	<u>Public Hearing:</u> July 23, 2024	Petition 12068	
	<u>Zoning Amendment Requested:</u> FP-35 Farmland Preservation District TO RR-2 Rural Residential District	<u>Town, Section:</u> MONTROSE, Section 10	
	<u>Size:</u> 2 Acres	<u>Survey Required:</u> Yes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



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

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

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 if you have questions about this petition or staff report.