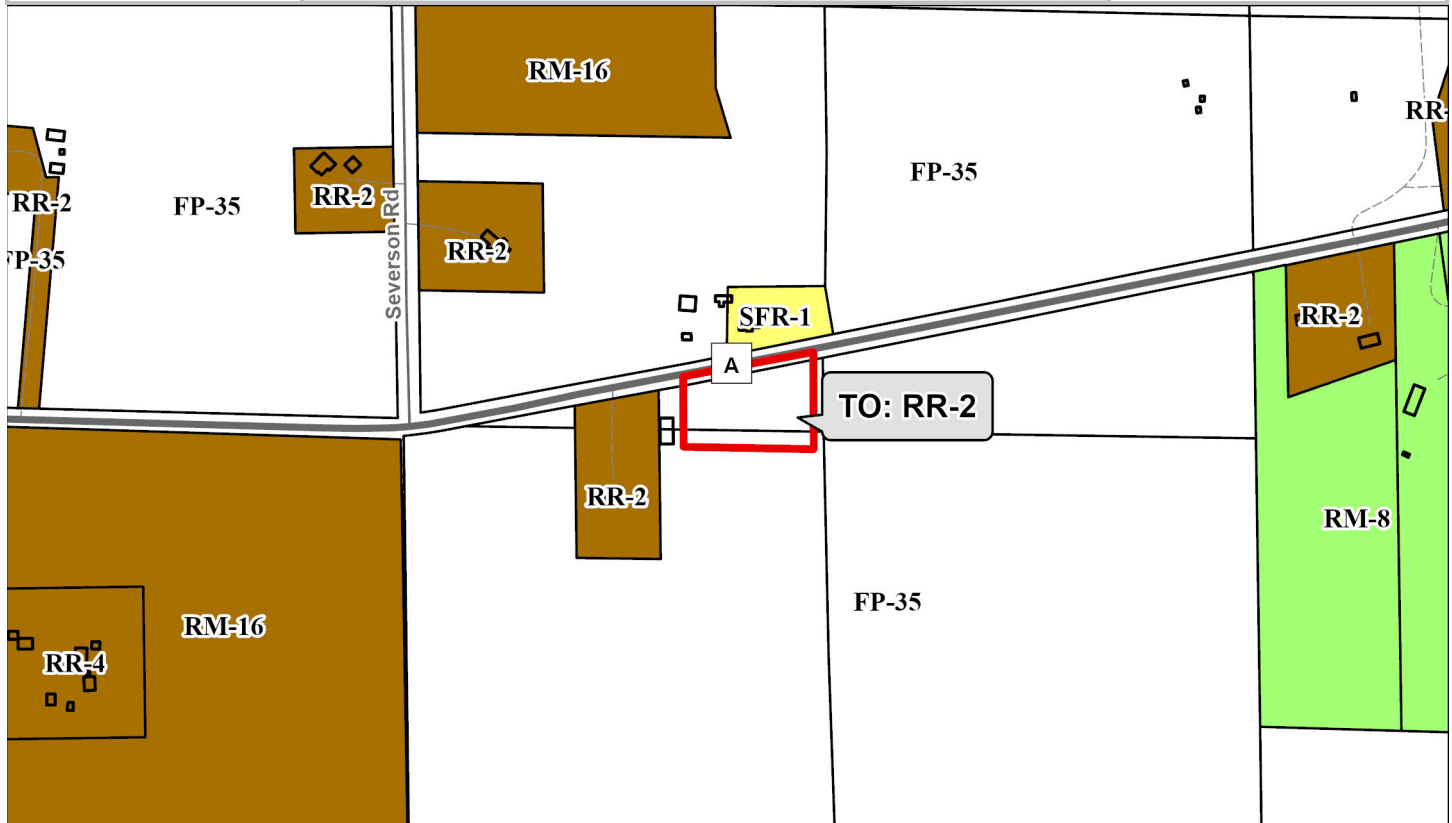


Staff Report  Zoning & Land Regulation Committee	<u>Public Hearing:</u> August 25, 2026		Petition 12309
	<u>Zoning Amendment Requested:</u> FP-35 Farmland Preservation District TO RR-2 Rural Residential District		<u>Town, Section:</u> MONTROSE, Section 13
	<u>Size:</u> 2.6 Acres	<u>Survey Required:</u> Yes	<u>Applicant:</u> JOHN, CYNTHIA, PAUL & JACQUELINE GEHIN
	<u>Reason for the request:</u> Creating one residential lot		<u>Address:</u> EAST OF 6545 CTH A



DESCRIPTION: John and Cynthia Gehin, and Paul and Jacqueline Gehin, (“applicants”) would like to create one new residential lot from the family farm. The propose to create a 2.2-acre lot with RR-2 zoning.

OBSERVATIONS: Proposed residential lot is located on County Highway A amidst other nearby residential parcels. The lot is separated from the RR-2 lot to the west by FP-35 lands that contain a farm accessory building. The proposed lot configuration meets county ordinance requirements including lot size, public road frontage, and (existing) building setbacks from lot lines.

HIGHWAY ACCESS: An access permit is required from Dane County Highway Department. Applicants are advised to contact Kevin Eslick at 608-283-1486 / eslick.kevin@danecounty.gov

COMPREHENSIVE PLAN: This petition is in the town’s Farmland Preservation planning area and is subject to the land use policies related to that designation. This proposal is consistent with the goals, objectives, and policies related to non-farm residential development. If approved, the proposed lot would use the seventh of eight (8) available density units; one density unit will remain available on the Gehin farm. See included density study. Deed Notice 8789 (document #3874283) was recorded on the subject property to document an agreement to allocate 2 density units from the 1978 farm to Michael Dix and Perry McCartney, which were used for CSM #10986 in 2003. For questions about the town plan, contact Senior Planner Bridgit Van Belleghem at (608) 225-2043 or VanBelleghem.Bridgit@danecounty.gov.

RESOURCE PROTECTION: No sensitive environmental resources exist within 300 feet of the subject property.

TOWN ACTION: Town Board recommended approval, pending the results of the splits analysis on the original 1978 farm by Dane County.

STAFF RECOMMENDATION: At the time of writing, an access permit has not yet been obtained for a residential driveway within the proposed lot boundary. However, the landowners are working with Highway Department on this and intend to have separate access for this residential lot and the adjacent farm land. Pending confirmation from Dane County Highway that the access plans are acceptable, Staff would recommend approval with the following conditions:

1. Applicants shall record the CSM with the Register of Deeds.
2. Applicants shall obtain access permit approval from Dane County Highway Department.

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