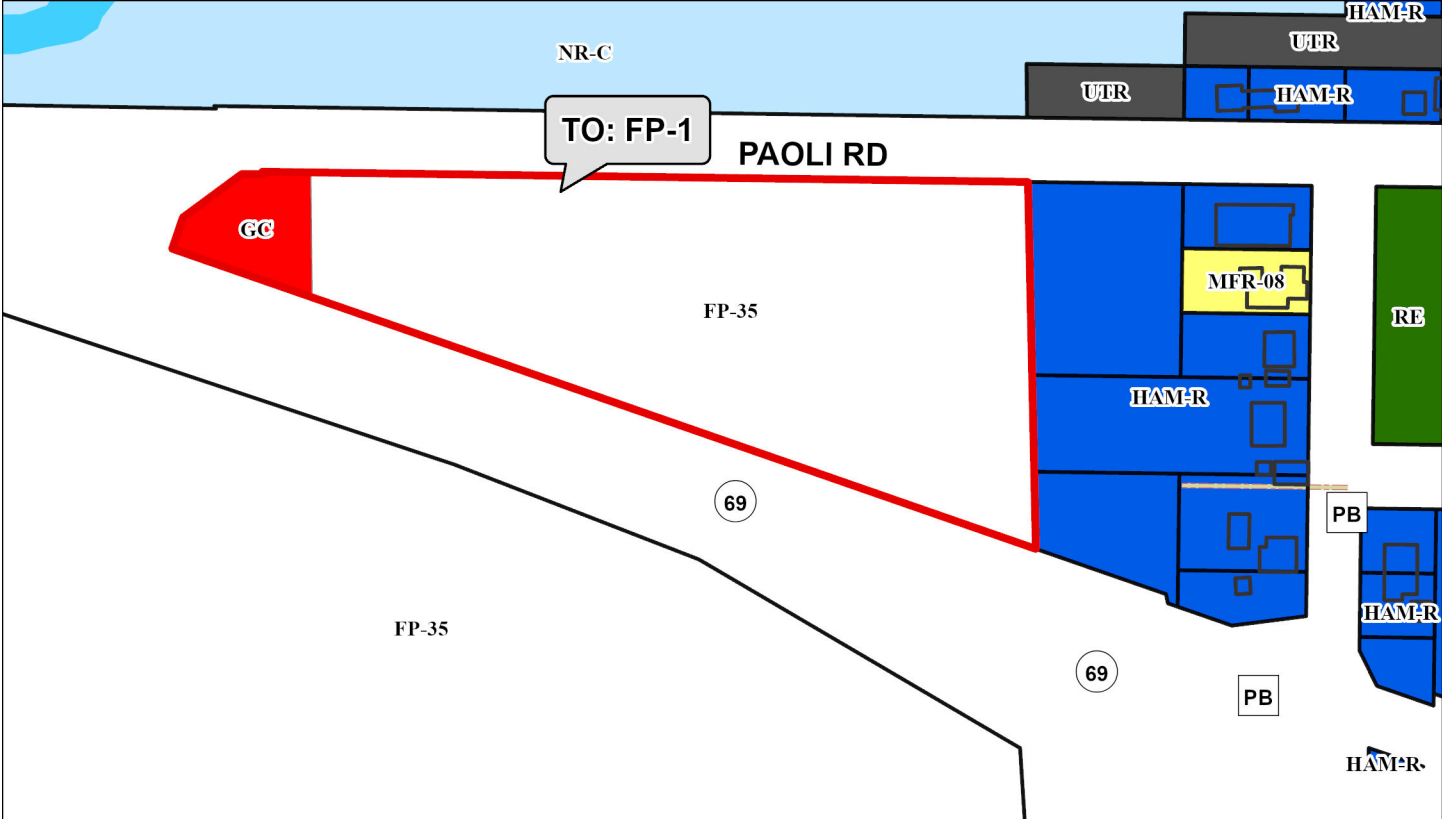


Staff Report  Zoning & Land Regulation Committee	<u>Public Hearing:</u> October 28, 2025		Petition 12202
	<u>Zoning Amendment Requested:</u> FP-35 Farmland Preservation District and GC General Commercial District TO FP-1 Farmland Preservation District		<u>Town, Section:</u> MONTROSE, Section 10
	<u>Size:</u> 4.1,0.28 Acres	<u>Survey Required:</u> Yes	<u>Applicant:</u> MICHAEL D KNIGHT
	<u>Reason for the request:</u> create an agricultural lot		<u>Address:</u> WEST OF 1371 COUNTY HWY PB



DESCRIPTION: Michael Knight proposes a rezoning in order to resolve an illegal land division. Knight obtained the property from Prairieland Dairy, which was a land division that should have been done with a certified survey map (CSM). No change of land use is proposed; this is a map “cleanup”.

OBSERVATIONS: The proposal will meet ordinance requirements including lot size and road frontage.

COMPREHENSIVE PLAN: This proposal does not change land use or development, and seeks to bring the property into compliance with the comprehensive plan and related ordinances and policies. For questions about the town plan, contact Senior Planner Bridgit Van Belleghem at (608) 225-2043 or VanBelleghem.Bridgit@danecounty.gov.

RESOURCE PROTECTION: The property is not within the 100-year FEMA floodplain, but is within in the 0.2% chance flood hazard area of the Sugar River which is located to the north across Paoli Road. The far west end of the property is within the secondary shoreland zone, being within 300 feet of the Sugar River.

TOWN ACTION: Town Board recommended approval with no conditions.

STAFF RECOMMENDATION: Pending any comments at the public hearing, Staff recommends approval with no conditions other than the recording of the CSM.

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