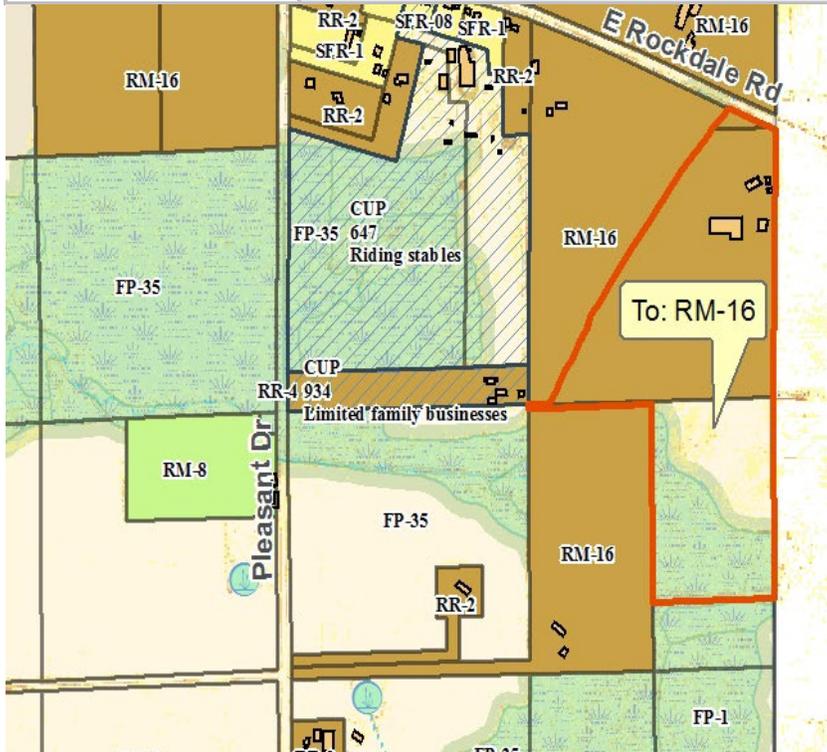


<p>Staff Report</p>  <p>Zoning and Land Regulation Committee</p>	<p><i>Public Hearing:</i> January 25, 2022</p>	<p>Petition 11782</p>	
	<p><i>Zoning Amendment Requested:</i> FP-35 Farmland Preservation District TO RM-16 Rural Mixed-Use District</p>	<p><i>Town/Section:</i> CHRISTIANA, Section 24</p>	
	<p><i>Size:</i> 17.8 Acres</p>	<p><i>Survey Required:</i> Yes</p>	<p><i>Applicant:</i> ARLEN & HENNY LUND</p>
	<p><i>Reason for the request:</i> Shifting of property lines between adjacent land owners</p>		<p><i>Address:</i> 11 E ROCKDALE RD</p>



DESCRIPTION: Applicants Virginia Kravik and Arlen and Henry Lund propose to shift the property lines between the two adjoining properties. Lunds own approximately 154 acres and would transfer 17.8 acres to expand the size of Kravik’s existing RM-16 parcel to 41 acres. A Certified Survey Map is proposed to effectuate the land transfer. No new development is proposed.

OBSERVATIONS: Existing uses of the property are agriculture / open space. Surrounding land uses are agriculture / open space and scattered rural residential. The majority of the 17.8 acres is mapped wetland and hydric soils.

TOWN PLAN: The property is located in the town’s agricultural preservation area.

RESOURCE PROTECTION: There are resource protection areas associated with the mapped wetlands on the property.

STAFF: The proposed lot line adjustment / land transfer appears reasonably consistent with town planning policies. As indicated on the attached density study report, the Lund farm remains eligible for 4 density units. No density unit is being transferred with the 17.8 acres.

The town has approved the petition with a deed restriction prohibiting further development or division of the expanded Kravik parcel. Pending any concerns expressed at the ZLR public hearing, staff recommends approval of the petition with the following condition (note that this implements the town condition):

1. The owner shall record a deed restriction on the RM-16 acre parcel prohibiting further development or division.

Any questions about this petition or staff report please contact Majid Allan at (608) 267-2536 or allan@countyofdane.com

TOWN: Approved with the following condition: "A deed restriction for parcels #0612-251-8000-4 and 0612-251-8070-0 to add that no further residential dwellings may be added."