
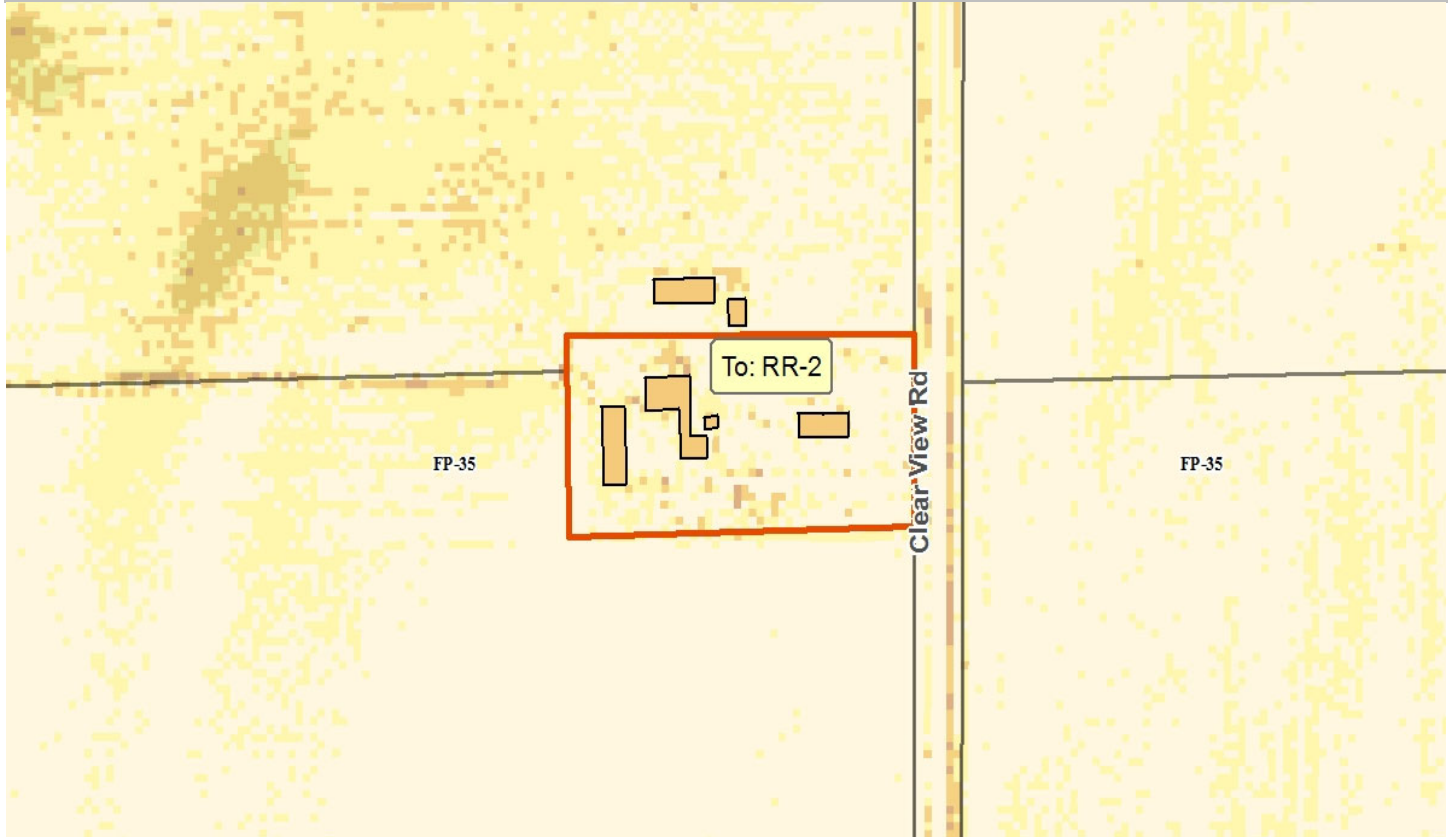


Staff Report  Zoning and Land Regulation Committee	<i>Public Hearing:</i> November 15, 2022		Petition 11907
	<i>Zoning Amendment Requested:</i> FP-35 Farmland Preservation District TO RR-2 Rural Residential District		<i>Town/Section:</i> CHRISTIANA, Section 10
	<i>Size:</i> 2.7 Acres	<i>Survey Required:</i> Yes	
	<i>Reason for the request:</i> Separating existing residence from farmland		<i>Applicant</i> KEVIN SKADAHL & ANNA HINCHLEY-SKADAHL
			<i>Address:</i> 2709 CLEAR VIEW RD



DESCRIPTION: Applicant Anna Hinchley-Skadahl wishes to separate the existing duplex farmhouse and most of the accessory buildings from the rest of the 42-acre farm, resulting in a 2.7-acre residential lot with RR-2 zoning. The owner intends to sell the residence, which is currently rented, and continue to farm the FP-35 lands. The duplex is a legal nonconforming land use, which would continue to have nonconforming status under the proposed rezoning. No new construction is proposed in conjunction with this rezone.

OBSERVATIONS: The existing home has been used as a duplex for many years though it is not known exactly when it became a duplex. Under a previous owner, a third dwelling unit was created in the attic but it was removed in 2017 as a result of zoning enforcement actions. The new owner is aware of this history, and of the duplex’s nonconforming status.

The owner intends to tear down the buildings located on the adjacent farmland to the north of the proposed RR-2 lot. The RR-2 lot would be 104,960 SF in size and contain approximately 9,376 SF of buildings. At roughly 9% lot coverage it is under the maximum limit of 10% set by RR-2 zoning.

TOWN PLAN: The property is located in the town’s agricultural preservation area. The town’s density policy, which limits the amount of new, nonfarm development based on property size and ownership as of May 3, 1979, does not count

separation of single or multi-family residences existing prior to that date. The proposed separation of the existing two-family residence is consistent with town plan policies. A rural residential, single-family zoning district is more compatible with the town's plan than duplex residential zoning would be. As indicated on the attached density study report, the applicant's larger agricultural parcel will remain eligible for one additional density unit, or "split". (For questions about the town plan, contact Senior Planner Majid Allan at (608) 267-2536 or allan@countyofdane.com)

RESOURCE PROTECTION: There are no resource protection corridors mapped on the subject property.

TOWN ACTION: Pending.

STAFF RECOMMENDATION: Staff recommends postponement of this petition due to no town action, per the ZLR Committee's adopted rules and procedures.

Pending Town Board action on the petition, and any comments raised in the public hearing, staff recommends approval of the petition subject to a CSM being recorded for the new lot.

Any questions about this petition or staff report please contact Rachel Holloway at (608) 266-9084 or holloway.rachel@countyofdane.com