


Staff Report  Zoning and Land Regulation Committee	<i>Public Hearing:</i> June 28, 2022		Petition 11844
	<i>Zoning Amendment Requested:</i> FP-35 Farmland Preservation District TO RR-1 Rural Residential District		<i>Town/Section:</i> CHRISTIANA, Section 21
	<i>Size:</i> 1.5 Acres	<i>Survey Required:</i> Yes	<i>Applicant:</i> JELINEK TRUST
	<i>Reason for the request:</i> Creating one residential lot		<i>Address:</i> COUNTY HWY B, 2200 FEET WEST OF STATE HWY 73



DESCRIPTION: Applicant proposes to create a new 1.5 acre RR-1 (Rural Residential) zoned parcel for future development.

OBSERVATIONS: Current land uses of the subject property are agriculture / open space. Surrounding land uses are also agriculture / open space. The closest rural residence is approximately 1200' away. No sensitive environmental features observed. An access permit from the Dane County Highway Department has been applied for and issued.

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

RESOURCE PROTECTION: No resource protection areas located on the property.

STAFF: As indicated on the attached density study report, the ~200 acre farm remains eligible for 5 density units or "splits". The proposed 1.5 acre lot appears consistent with town plan siting standards for new development. If the petition is approved, the owner's property will remain eligible for 4 density units. Pending any concerns raised at the ZLR public hearing, staff recommends approval of the petition with no conditions.

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

TOWN: The town approved the petition with no conditions.