
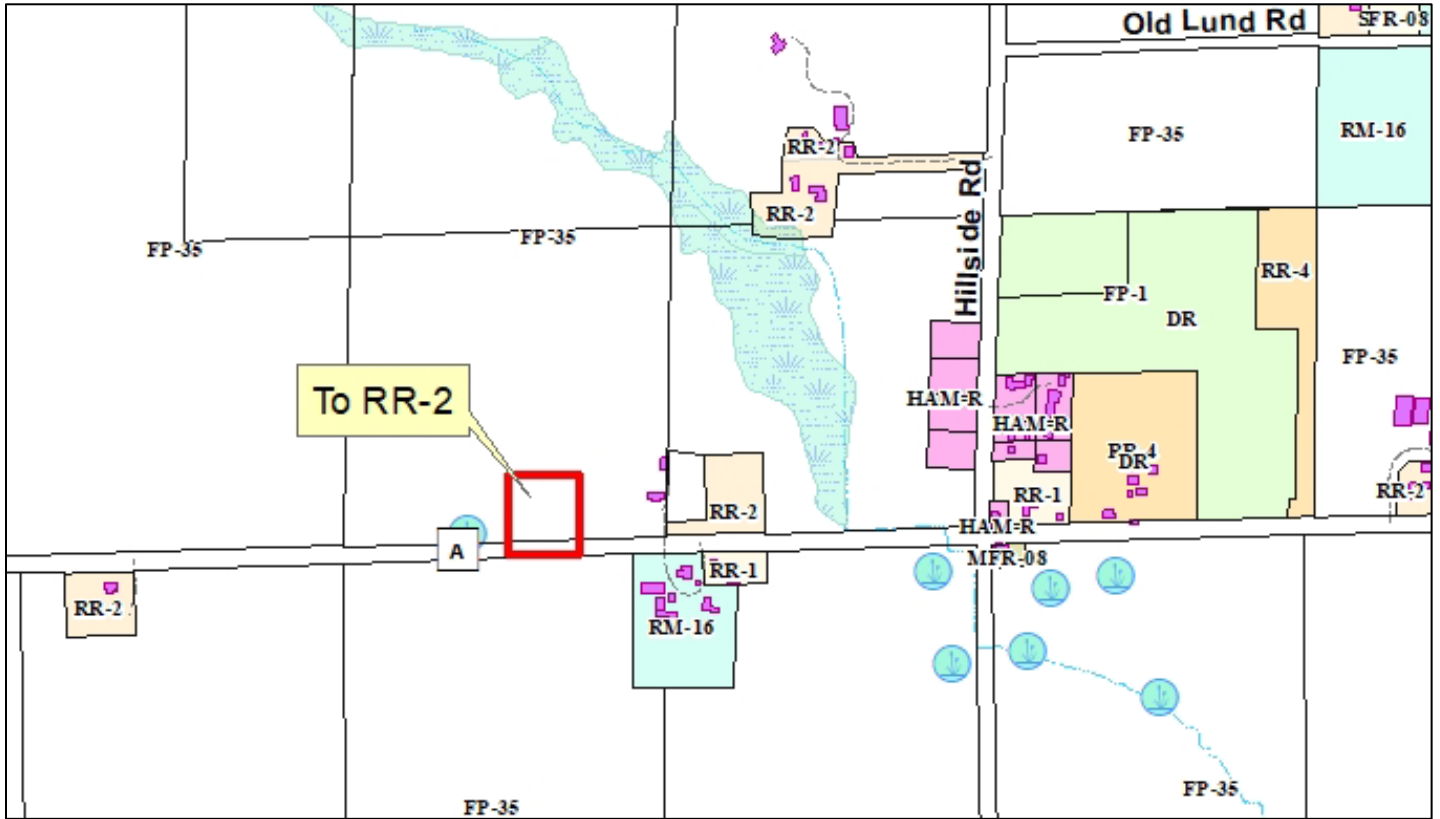


<p>Staff Report</p>  <p>Zoning & Land Regulation Committee</p>	<p><u>Public Hearing:</u> January 28, 2025</p>	<p>Petition 12127</p>	
	<p><u>Zoning Amendment Requested:</u> FP-35 Farmland Preservation District TO RR-2 Rural Residential District</p>	<p><u>Town, Section:</u> CHRISTIANA, Section 35</p>	
	<p><u>Size:</u> 2 Acres</p>	<p><u>Survey Required:</u> Yes</p>	<p><u>Applicant:</u> DALE & CINDY VETHE</p>
	<p><u>Reason for the request:</u> Create one residential lot - Transfer of Development Right</p>		<p><u>Address:</u> WEST OF 510 COUNTY HWY A</p>



DESCRIPTION: Dale and Cindy Vethe would like to create one new residential lot 2.0 acres in size with RR-2 zoning, as a potential future home site for their daughter. The property is at the southern border of the Town of Albion, abutting the Town of Christiana. The proposal involves a transfer of one development right (TDR) from a farm owned by David Gunnulson in Sections 34 and 35.

OBSERVATIONS: The proposed lot meets county ordinance requirements including lot size and public road frontage. The lot must have at least 2.0 acres excluding road right-of-way, to be zoned RR-2. The applicants indicate they wish to use an existing field access for the residential driveway, see highway comments below.

DANE COUNTY HIGHWAY: CTH A is not a controlled access highway. However, a Permit to Access is required from the Highway Department. Preliminary CSM comments are not included in this review. Comments may include dedicating ROW for highway use, show “no access” areas, show existing access locations, add an easement to surrounding lands, etc. Contact: Kevin Eslick 608-283-1486 / cell 608-206-0017 / eslick.kevin@danecounty.gov

COMPREHENSIVE PLAN: The property is located in a designated agricultural preservation area. Comprehensive plan policies allow for transfers of density units (development rights, or “splits”) between owners on a case-by-case basis, provided any such transfer furthers the town’s goal of preserving large tracts of productive farmland.

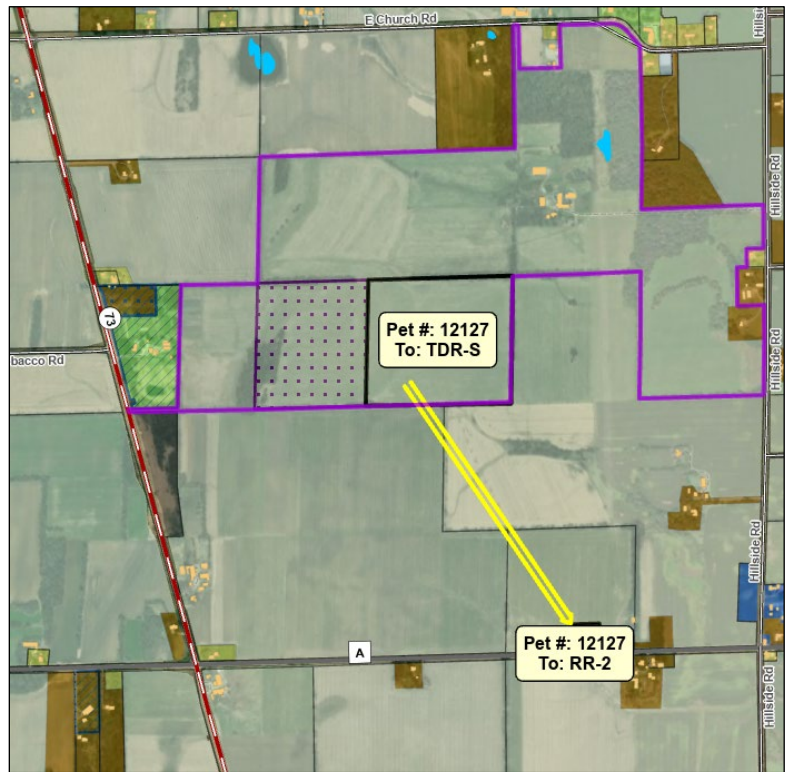
The proposed sending property owned by David Gunnulson is an approximately 300-acre farm consisting of soils classified as prime farmland and farmland of statewide significance. The Gunnulson farm remains eligible for 7 density units and was involved in a previous transfer under zoning petition #11983.

The proposed transfer to the Vethe property appears consistent with comprehensive plan policies and would result in a net total of 70 acres of protected farmland on the 300-acre Gunnulson farm.

For questions about the comprehensive plan, please contact Senior Planner Majid Allan at (608) 267-2536 or Allan.Majid@danecounty.gov.

RESOURCE PROTECTION: There are no sensitive environmental features on or within 300 feet of the subject property.

TOWN ACTION: The Town Board recommends approval with no conditions.



TDR proposal

STAFF RECOMMENDATION: The applicant is in the process of obtaining an access permit from the Dane County Highway Department; staff has no concerns with the proposed access. Pending any concerns raised at the public hearing, staff recommends approval of the petition with the following conditions to document the transfer of development rights:

1. The TDR-R (Transfer of Development Rights-Receiving) overlay zoning district shall be applied to the proposed 2-acre RR-2 receiving parcel (proposed Certified Survey Map lot 1).
2. A deed notice document shall be recorded on the proposed RR-2 parcel indicating the lot was created by a transfer of development rights (proposed Certified Survey Map lot 1).
3. Owner of the TDR sending property (Gunnulson) shall record a deed restriction acknowledging the transfer of one development right and prohibiting division or further development on the following described 35 acres: The East 5 acres of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 34, Town 6 North, Range 12 East AND the West 30 acres of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 34, Town 6 North, Range 12, Town of Christiana, Dane County, Wisconsin (tax parcels 0612-341-9000-3 and 0612-341-9500-8).
4. The TDR-S (Transfer of Development Rights – Sending) overlay zoning district shall be assigned to the sending property (tax parcel 0612-341-9000-3 and part of tax parcel 0612-341-9500-8).

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