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| <b>Staff Report</b><br><br><br><br><b>Zoning &amp; Land Regulation Committee</b> | <u>Public Hearing:</u> <b>April 22, 2025</b>   |                                    | <b>Petition 12149</b>                                       |
|   | <u>Zoning Amendment Requested:</u><br><b>FP-35 Farmland Preservation District TO RR-2 Rural Residential District</b> |                                    | <u>Town, Section:</u><br><b>CHRISTIANA, Section 11</b>      |
|   | <u>Size:</u> <b>7.09 Acres</b>   | <u>Survey Required:</u> <b>Yes</b> | <u>Applicant:</u><br><b>G&amp;G BROTHERS PROPERTIES LLC</b> |
|   | <u>Reason for the request:</u><br><b>CREATE THREE RESIDENTIAL LOTS INCLUDING TWO FOR EXISTING RESIDENCES</b>         |                                    | <u>Address:</u><br><b>2655 AND 2659 HIGHLAND RD</b>         |



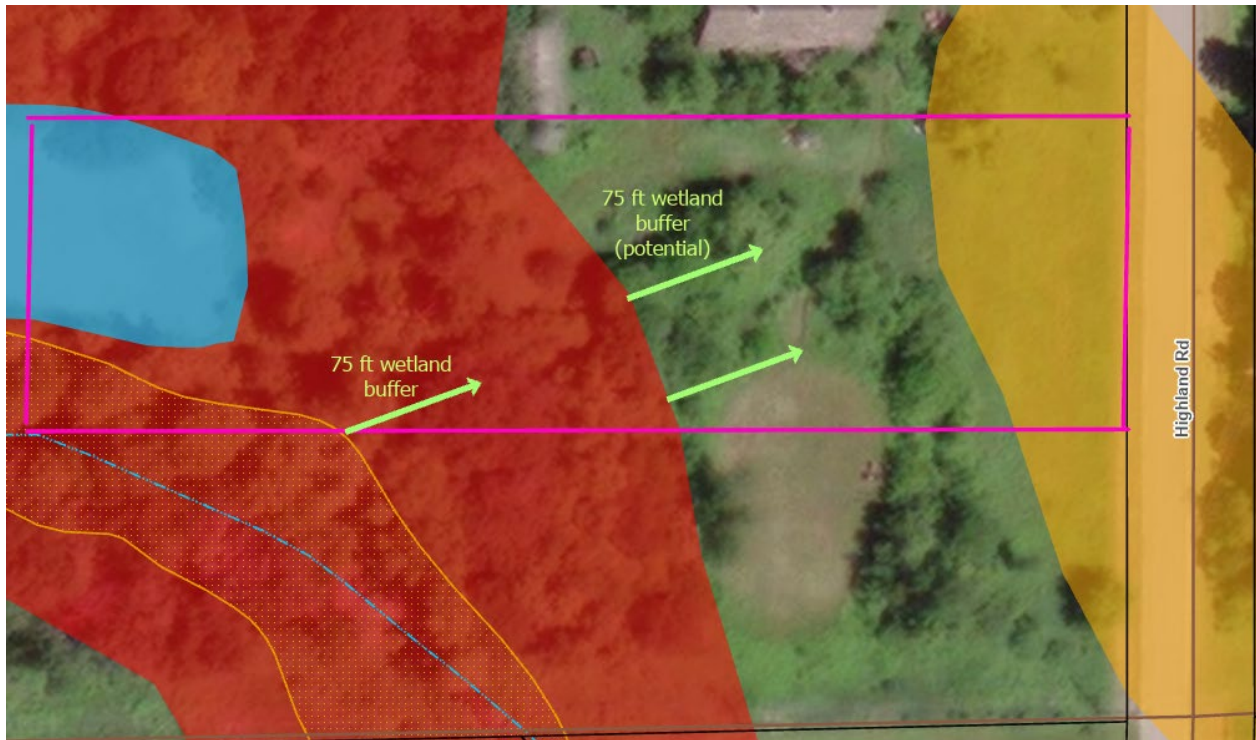
**DESCRIPTION:** Applicant would like to create 3 residential lots with RR-2 zoning. From 120-acre farm. The remaining land would remain as unplatted lands with FP-35 zoning.

**OBSERVATIONS:** The proposed lots meet county ordinance requirements for lot area, public road frontage, building setbacks, and lot coverage by buildings. The property is within the Village of Cambridge's extraterritorial jurisdiction for review of the land division.

**COMPREHENSIVE PLAN:** The property is located within the Town's Agricultural Preservation Area and the density policy states that there can be one land division per 35 contiguous acres held in single ownership as of May 3, 1979. The density study shows that this farm has 3 development/land divisions. Additionally, because the two existing homes were constructed prior to the town's density policy adopted in 1979, they may also be divided from the farm. The 3-lot proposal would leave two more land divisions (dividing off one new lot; the two existing homes are exempted from the density policy).

The southwest corner of the southernmost lot is within the Town's Environmental & Resource Protection District. Development is discouraged in these areas, but lot line setbacks look like they will prevent development in this area. For questions about the town plan, contact Senior Planner Majid Allan at (608) 267-2536 or [Allan.Majid@danecounty.gov](mailto:Allan.Majid@danecounty.gov).

**RESOURCE PROTECTION:** The southernmost two lots have hydric (wetland indicator) soils in the west end, but primarily affect the southernmost lot. A minimum 75-foot setback applies from wetlands, for any new structure. There appears to be enough upland area for residential development to be outside of the wetland and wetland setback. If development is proposed in proximity to wetland or wetland indicators, a wetland delineation would be required at that time (see below). Portions of the lots will be subject to shoreland zoning regulation as they are within 300 feet of the waterway.



**TOWN ACTION:** Town Board recommended approval with no special conditions.

**STAFF RECOMMENDATION:** Pending any comments at the public hearing, Staff recommends approval subject to the applicant recording the CSM.

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