
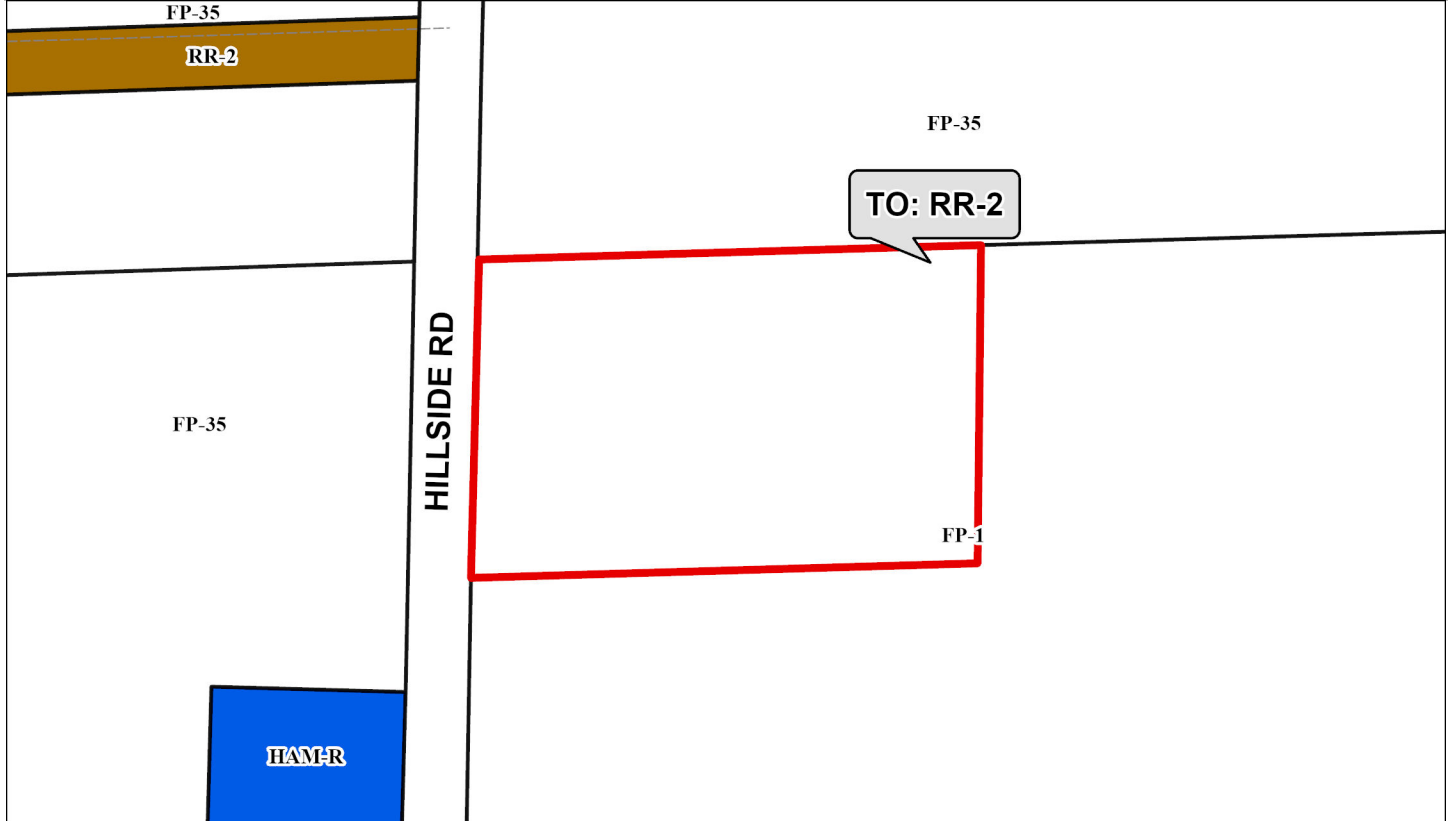


Staff Report  Zoning & Land Regulation Committee	<u>Public Hearing:</u> June 24, 2025	Petition 12167
	<u>Zoning Amendment Requested:</u> FP-1 Farmland Preservation District TO RR-2 Rural Residential District	<u>Town, Section:</u> CHRISTIANA, Section 35
	<u>Size:</u> 3.99 Acres	<u>Survey Required:</u> No
	<u>Reason for the request:</u> Rezone an existing lot for residential use using Transfer of Development Rights	
		<u>Applicant:</u> STEVEN AND SUSAN WEINBERGER
		<u>Address:</u> NORTH OF 1612 HILLSIDE RD



DESCRIPTION: Applicant wants to rezone an existing lot with farmland preservation zoning, for residential use. The lot was created in 2006 as a residential property, and it was rezoned to FP-1 in 2024 as part of a zoning petition that created a residential lot in the east end of the property (effectively moving the location of the home site). This new petition would use a transfer of development right from another property in the town, in order to restore this lot’s residential development potential.

OBSERVATIONS: The subject property is Lot 2 CSM 11701. As noted above, a recent rezone petition removed the development rights from this lot and rezoned it to FP-1 for the time being. (See [Dane County - File #: 12082](#)) The lot meets county ordinance requirements for the proposed RR-2 zoning district.

COMPREHENSIVE PLAN: The property is located in the town’s agricultural preservation area. The proposal involves transferring a density unit (a/k/a “split”) from property owned by the Skaar Family Trust. The initial proposal was to transfer the density unit from tax parcel 0612-171-9002-0, which is a [portion of property](#) slated for installation of solar panels as part of the large “Koshkonong Solar” project. Because that property would not remain in productive agricultural use, it would not satisfy the town’s TDR criteria for sending properties.

The applicant is currently working with the town and Skaar Family Trust to identify an acceptable TDR sending property. This report will be updated once a suitable TDR sending property has been identified.

For questions about the comprehensive plan, 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.

If future construction involves a driveway more than 125 feet long, or disturbing more than 4,000 square feet of soil, an erosion control permit will be needed from [Dane County Water Resource Engineering Division](#) (608) 224-3730.

TOWN ACTION: Pending.

STAFF RECOMMENDATION: Staff recommends postponement at this time, to allow time for town action and for the applicants to resolve the issue noted above with the sending property.

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