
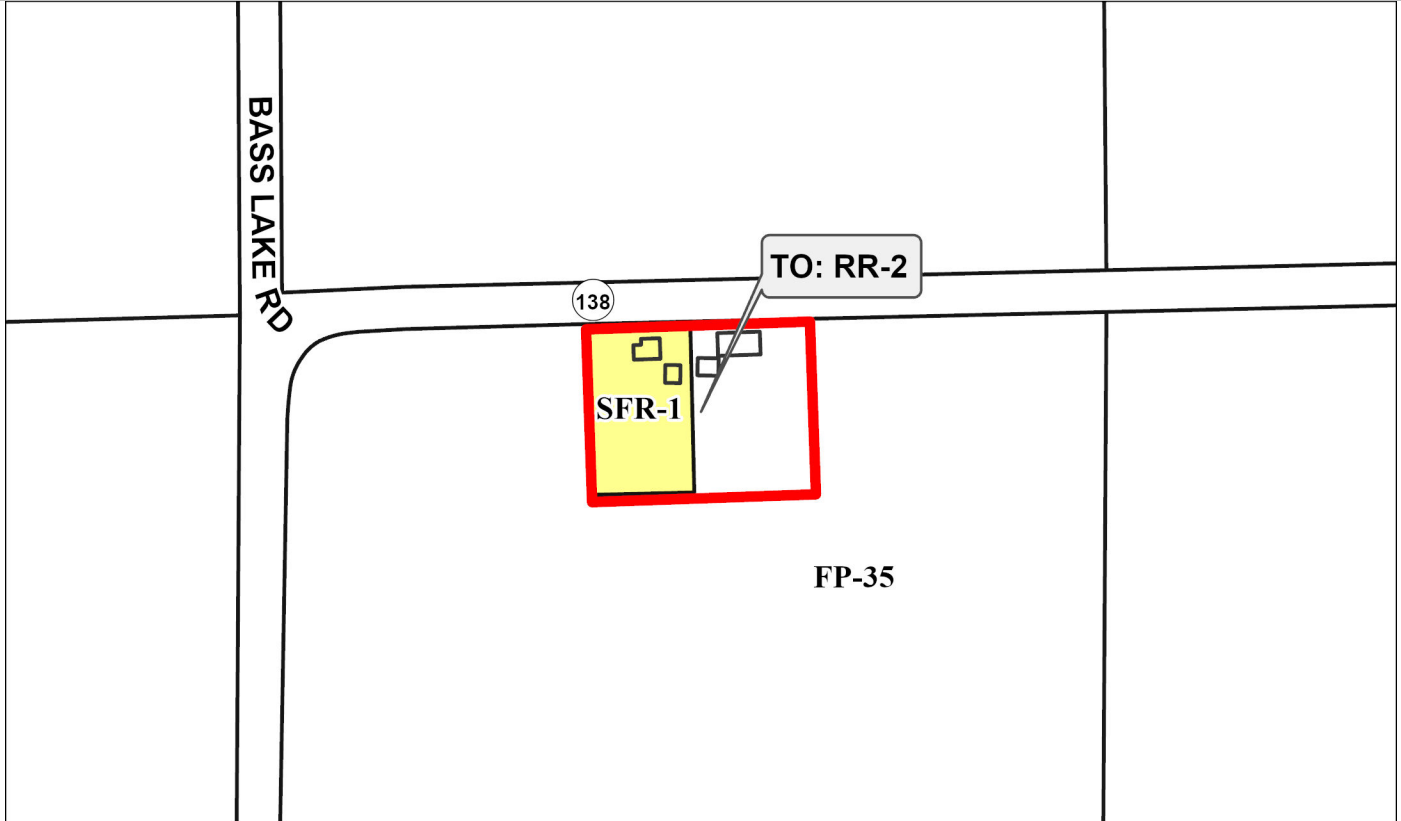


Staff Report  Zoning and Land Regulation Committee	<i>Public Hearing:</i> February 27, 2024	Petition 12014	
	<i>Zoning Amendment Requested:</i> SFR-1 Single Family Residential District and FP-35 Farmland Preservation District TO RR-2 Rural Residential District	<i>Town/Section:</i> DUNKIRK, Section 30	
	<i>Size:</i> 1.1,1.0 Acres	<i>Survey Required:</i> Yes	<i>Applicant</i> CINDY AND BILL NORDNESS
	<i>Reason for the request:</i> Expanding existing residential lot		<i>Address:</i> 524 STATE HWY 138



DESCRIPTION: Cindy and Bill Nordness wish to expand their existing residential lot to a 2-acre lot that includes all of their existing buildings. The applicants are purchasing additional lands from the trust that owns the surrounding farm land. The expansion would require the rezoning of the existing SFR-1 lot and some of the adjacent FP-35 farm land, to the RR-2 zoning district.

OBSERVATIONS: The proposed lot meets the requirements of the RR-2 zoning district, including lot size, maximum building coverage and minimum building setbacks. The recorded certified survey map (CSM) must ensure that the expanded lot contains at least 2.0 acres for RR-2 zoning, and the remaining agricultural land would need to contain at least 35 acres to stay in FP-35 zoning.

The agricultural lands are accessed from State Highway 138 via a field access in the northeast corner of the FP-35 lands. No field access easement is needed through the residential lot, and no change is proposed to the current access drives.

The property is located in a flood hazard area (floodplain), and may contain wetlands. See comments under Resource Protection below.

COMPREHENSIVE PLAN: The property is located in a designated agricultural preservation area. The proposed lot line adjustment will result in two existing agricultural accessory buildings being on the same parcel of land as the applicant's

home. The proposal is consistent with comprehensive plan policies. (For questions about the town plan, contact Senior Planner Majid Allan at (608) 267-2536 or allan@countyofdane.com)

RESOURCE PROTECTION: The property may contain wetlands. Hydric soils are present around the south and east sides of the proposed lot, and mapped floodplain (Zone A) is present in the southeast corner of the property. No development proposed at this time. Any development in this area would be limited and subject to shoreland-wetland zoning regulations as well as floodplain zoning regulations.

TOWN ACTION: On February 19, 2024 the Town Board recommended approval of the rezone with no special conditions.

STAFF RECOMMENDATION: Pending any comments at the public hearing, staff recommends approval subject to the CSM being recorded for the new lots.

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