

Staff Report
**Zoning & Land
Regulation
Committee**

Public Hearing: **April 22, 2025**

Zoning Amendment Requested:

FP-35 Farmland Preservation District TO RR-2 Rural Residential District

Size: **2 Acres**

Survey Required: **Yes**

Reason for the request:

Creating one residential lot

Petition 12146

Town, Section:

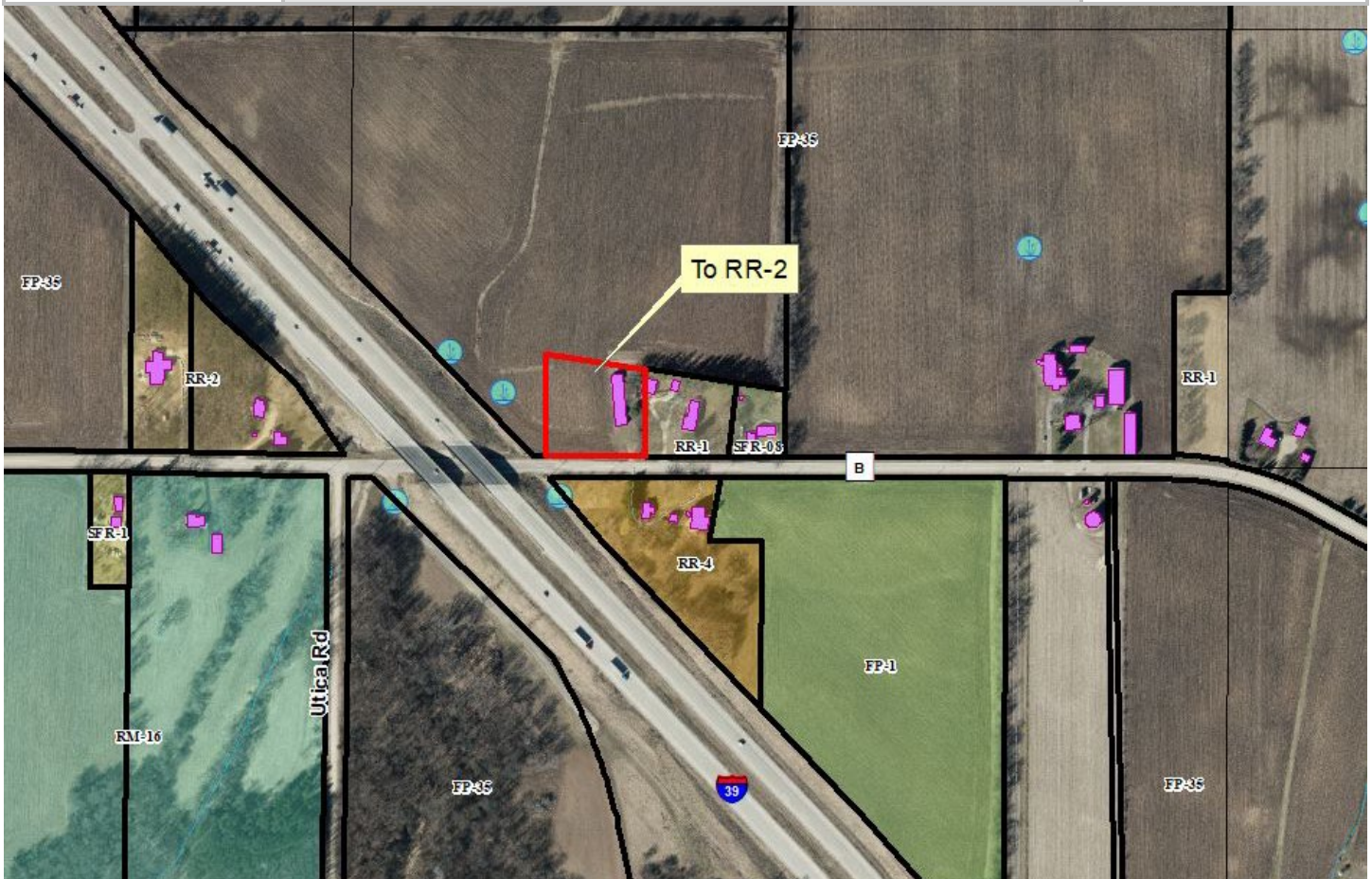
CHRISTIANA, Section 20

Applicant:

DOUGLAS AND CARIE NELSON

Address:

WEST OF 1206 CTH B



DESCRIPTION: Applicants Doug and Carie Nelson would like to create one new two-acre residential lot with RR-2 zoning, for their son to build a home on.

OBSERVATIONS: The proposed lot meets county ordinance requirements including lot size and public road frontage. The buildable area on the proposed lot will have a large (200-foot) minimum building setback from the I-39 highway right-of-way per Zoning Ordinance section 10.102(9). However, the existing shed building will be removed according to the applicants. This will ensure there will be adequate space to build a new house on the lot, and there will also be no concern with the building-coverage limit of 10% of the lot area. If adjustments are needed to the lot boundary to expand it slightly to the north, this may be done on the final CSM as long as the change is not significant.

COUNTY HIGHWAY ACCESS: CTH B is not a controlled access highway. Access Permit # 1373 allows a Residential Single Family Access. This will serve 1 single family residences and all surrounding agricultural lands. Any future change of use of existing access requires a permit Highway Department. No new additional access will be permitted on CTH B due to reconfiguration of lots. Estimate increase of traffic to be 10 trips per day due to rezone. (NOTE: Preliminary CSM comments are not included in this review. Comments will include dedicating ROW for highway use, showing "no access" areas, and include easement(s) to surrounding lands, etc.) For questions please contact Kevin Eslick 608-283-1486 / eslick.kevin@danecounty.gov

COMPREHENSIVE PLAN: Per the Town of Christiana Comp Plan, if a soil test has not yet been completed, soils should be tested for suitability for private septic. The applicant might need to work with the Dane County Highway department regarding farm access for the remaining farmland since it appears the farm is currently accessed through the proposed residential lot. The proposed lot is located on soils considered “farmland of statewide importance”, but the lot is well clustered to minimize impact to the existing agricultural operation. According to the density study, this is the final land division on the property, so a deed restriction should be recorded that prohibits further development on the remaining FP-35 land. For questions about the town 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.

TOWN ACTION: On March 10, 2025 the Town Board recommended approval of the rezone with no special conditions.

STAFF RECOMMENDATION: Pending any comments at the public hearing, staff recommends approval of the petition subject to the applicant recording the CSM and the following conditions:

1. A deed restriction shall be recorded on tax parcels 0612-203-8500-7, 0612-203-8001-0 and 0612-203-9970-0 stating the following:
 - a. Further residential/nonfarm development is prohibited on the remaining FP-zoned land. The housing density rights for the original Jacobson farm have been exhausted per the Town Comprehensive Plan density policies.

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