
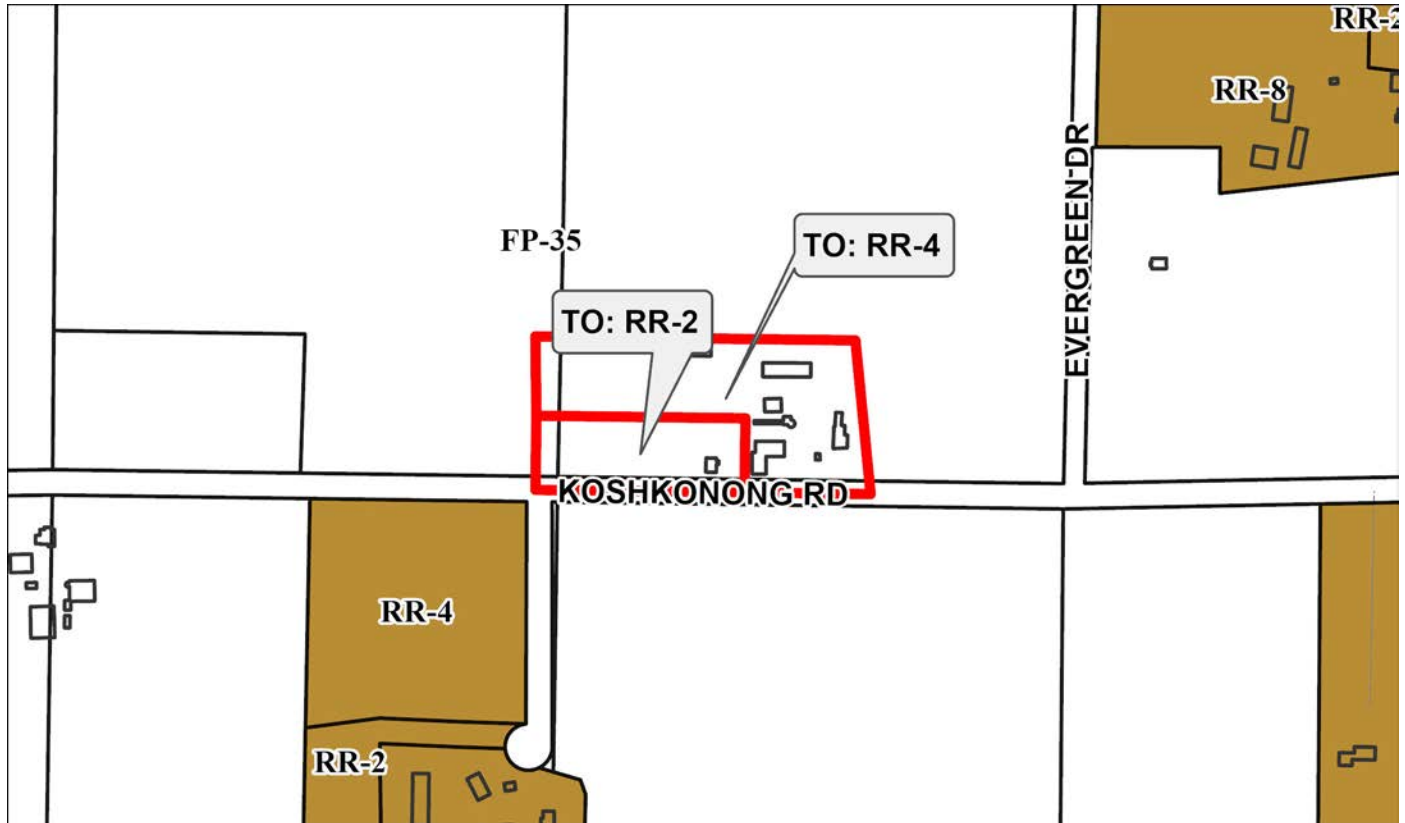


<b>Staff Report</b>  <b>Zoning &amp; Land Regulation Committee</b>	<u>Public Hearing:</u> <b>December 17, 2024</b>		<b>Petition 12120</b>
	<u>Zoning Amendment Requested:</u> <b>FP-35 Farmland Preservation District TO RR-2 Rural Residential District and RR-4 Rural Residential District</b>		<u>Town, Section:</u> <b>CHRISTIANA, Section 17</b>
	<u>Size:</u> <b>2.0,5.4 Acres</b>	<u>Survey Required:</u> <b>Yes</b>	
	<u>Reason for the request:</u> <b>creating two residential lots for existing residences</b>		<u>Applicant:</u> <b>DUANE L &amp; DOROTHY J SKAAR JT REV LIVING TR</b>
		<u>Address:</u> <b>1210 KOSHKONONG ROAD</b>	



**DESCRIPTION:** Applicant would like to create two residential lots for two existing residences located on the Skaar Trust farm. The lots would be separated from the farm via certified survey map (CSM), with RR-2 and RR-4 zoning based on the lot size (approximately 2 and 5.2 acres, respectively).

**OBSERVATIONS:** The property currently has two houses and several agricultural buildings. The proposed lots meet county ordinance requirements including lot size, lot width, public road frontage, building coverage and building setbacks.

The location of the existing septic system for the primary farm house is unknown. The CSM must show the location to ensure it will be within the new lot boundary.

**COMPREHENSIVE PLAN:** The property is located in the town’s agricultural preservation area, where the density of nonfarm development is limited to no more than one nonfarm use per 35 acres owned as of May 3, 1979. As indicated on the attached density study report, the property remains eligible for 7 density units (“splits”). Town policies do not count separation of farm residences existing as of 5/3/79 towards the density limitation. It appears both homes pre-date 1979. If this petition is approved, it appears 7 density units will remain available to the larger farm property.

The proposed rezoning and two-lot Certified Survey Map is consistent with comprehensive plan policies. For questions about the comprehensive plan, please contact Senior Planner Majid Allan at (608) 267-2536 or [Allan.Majid@danecounty.gov](mailto:Allan.Majid@danecounty.gov).

**RESOURCE PROTECTION:** There are no sensitive environmental features on or within 300 feet of the subject property. There are hydric soils in the west end of the proposed lots; no development is proposed in this area. If development is proposed near hydric soils in the future, a wetland delineation would be needed to confirm the presence of wetlands.

**TOWN ACTION:** On November 11, 2024 the Town Board recommended approval of the rezone with no conditions.

**STAFF RECOMMENDATION:** Pending any comments at the public hearing, staff recommends approval of the rezone subject to the applicant recording the CSM for the lots, and the following condition:

1. The CSM shall show the location of any existing septic system(s) and distance from lot lines.

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.