
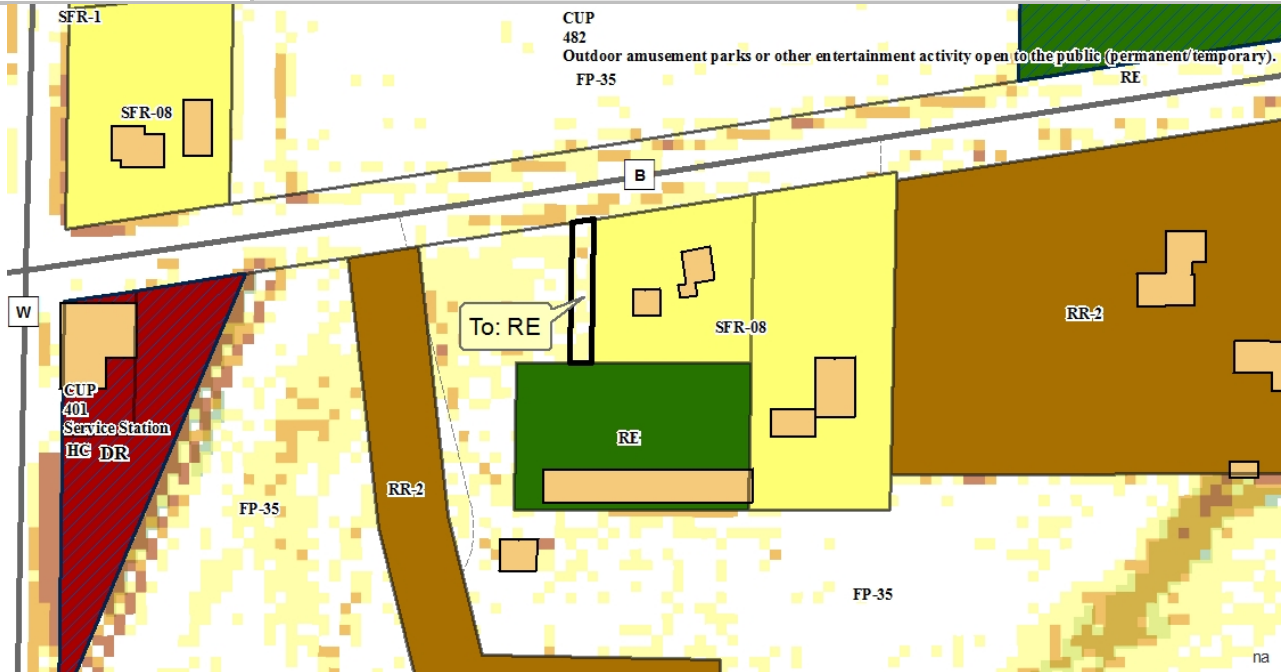


<b>Staff Report</b>    <b>Zoning and Land Regulation Committee</b>  <b>Questions? Contact:</b> <b>Majid Allan – 267-2536</b> <a href="mailto:Allan@countyofdane.com">Allan@countyofdane.com</a>	<b>Public Hearing: September 22, 2020</b>	<b>Petition 11590</b>
	<b>Zoning Amendment Requested:</b> <b>FP-35 Farmland Preservation District TO RE Recreational District</b>	<b>Town/Section:</b> <b>CHRISTIANA, Section 19</b>
	<b>Size: 0.06 Acres</b>	<b>Survey Required. Yes</b>
	<b>Reason for the request:</b> <b>creating an access pathway to an existing cemetery</b>	
		<b>Address:</b> <b>1431 COUNTY HWY W</b>



**DESCRIPTION:** Town of Christiana proposes to acquire a 20'x133' strip of land from the adjoining property owner (Swerig) to provide access to the historic cemetery located on the town's .5 acre parcel immediately west of the property at 1415 County Highway B. RE (Recreational) zoning is requested to match the existing zoning of the cemetery parcel, and a Certified Survey Map is being proposed. The strip of land will allow town access to the cemetery for basic maintenance and upkeep.

**OBSERVATIONS:** Existing use of the subject property is open space. Surrounding land uses include the historic cemetery, agriculture / open space, scattered rural residences, and the hamlet of Utica. No new development proposed, no sensitive environmental features observed.

**TOWN PLAN:** The property is located within the town's agricultural preservation area.

**RESOURCE PROTECTION:** No resource protection corridors located on the property.

**STAFF:** The proposed rezoning is consistent with town plan policies and will ensure the historic cemetery property has direct access to a public road. A waiver is requested from the 66' of public road frontage required by the land division ordinance. One of the purposes of the 66' requirement is to facilitate possible future installation of a public road and further division of adjoining lands. Given that the property is the site of a historic cemetery, additional division and development of the adjoining lands is highly unlikely. Pending ZLR Committee action on the requested frontage waiver, staff recommends approval of the rezoning petition with no conditions.

**TOWN:** The Town Board approved the petition with no conditions.