
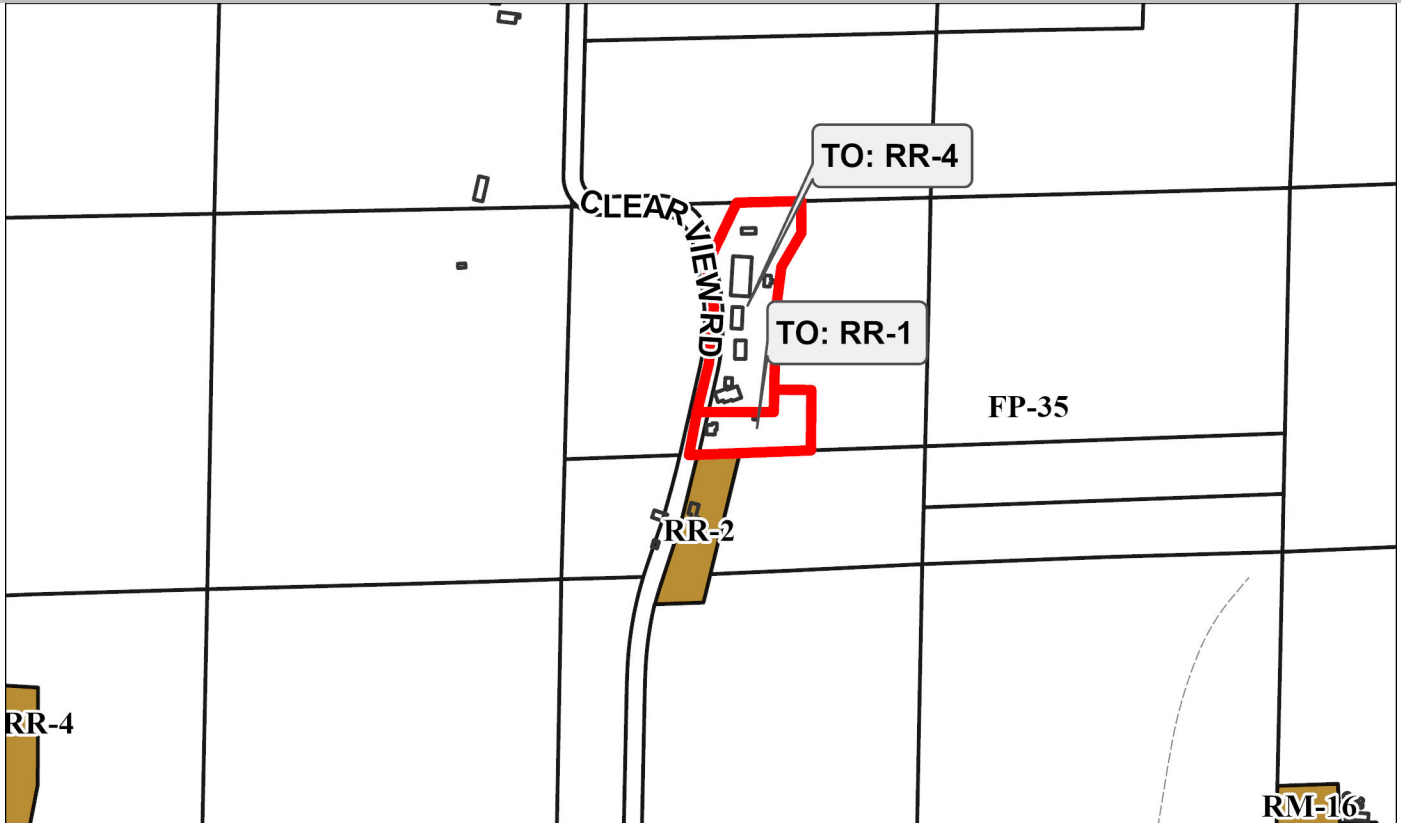


<b>Staff Report</b>    <b>Zoning and Land Regulation Committee</b>	<i>Public Hearing:</i> <b>February 27, 2024</b>	<b>Petition 12008</b>	
	<i>Zoning Amendment Requested:</i> <b>FP-35 Farmland Preservation District TO RR-1 Rural Residential District and RR-4 Rural Residential District</b>	<i>Town/Section:</i> <b>CHRISTIANA, Section 14</b>	
	<i>Size:</i> <b>1.4,4.1 Acres</b>	<i>Survey Required:</i> <b>Yes</b>	<i>Applicant</i> <b>DALE, RONALD, JAMES, AND DENNIS LUND</b>
	<i>Reason for the request:</i> <b>Separating two existing residences from the farmland</b>		<i>Address:</i> <b>2490 CLEAR VIEW ROAD</b>



**DESCRIPTION:** The Lunds propose to separate two existing residences from the farmland, on a 1.4 acre lot with RR-1 zoning and a 4.1 acre lot with RR-4 zoning. The Lunds have farmed the land for many years and recently purchased the property; they will sell one of the lots to the person currently living in one of the homes.

**OBSERVATIONS:** The proposed lots comply with the requirements of the RR-1 and RR-2 zoning districts in terms of lot size, public road frontage. Both lots also contain existing buildings, which comply with the required building setbacks and lot-coverage limits for these districts.

The proposed lots are within the Village of Rockdale’s extraterritorial jurisdiction for land division reviews. The land is also within 1.5 miles of the Village of Cambridge boundary; however it is closer to Rockdale so the CSM would appear to be subject to Rockdale’s jurisdiction instead of Cambridge’s.

At this time there is a significant amount of “junk” material on the property, in part the result of a tornado that came through the area in the past few years. The material must be cleaned up in order to comply with zoning ordinance requirements; the cleanup is ongoing and the resident is working with zoning staff. Section 10.102(4) states that all properties shall be maintained to be free of accumulated junk or refuse. The applicant is aware of this and is in the process of cleaning up the site (see staff recommendations section below).

**COMPREHENSIVE PLAN:** The property is located in a designated agricultural preservation area. As indicated on the attached density study report, the property remains eligible for four (4) density units or “splits”. The town does not count separation of residences existing prior to 5/3/1979 towards the density limitation, so all four density units will remain available if petition 12008 is approved. The proposal is consistent with comprehensive plan policies and staff recommends approval. (For questions about the town plan, contact Senior Planner Majid Allan at (608) 267-2536 or [allan@countyofdane.com](mailto:allan@countyofdane.com))

**RESOURCE PROTECTION:** No sensitive environmental features are present on the subject property. The property contains steep slopes, being on a ridge top.

**TOWN ACTION:** On January 8, 2024 the Town Board recommended approval with no special conditions. However, the town action report indicates that both the Plan Commission and Town Board expressed a strong desire that the “junk” present on the properties continues to be cleaned up. The Plan Commission had recommended approval with this contingency.

**STAFF RECOMMENDATION:** The future landowner is actively working to clean up the property and has made great progress; zoning staff is satisfied that the cleanup will continue. Pending any comments at the public hearing, staff recommends approval of the petition subject to the recording of the certified survey map for the new lots and the following conditions:

1. The debris on the property shall be cleaned up prior to rezone petition #12008 becoming effective.

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