

<p>Staff Report</p>  <p>Zoning and Land Regulation Committee</p> <p>Questions? Contact: Majid Allan – 267-2536</p>	<p><i>Public Hearing:</i> July 28, 2020</p>	<p>Petition 11567</p>	
	<p><i>Zoning Amendment Requested:</i> FP-35 Farmland Preservation District TO RR-2 Rural Residential District</p>	<p><i>Town/Section:</i> CHRISTIANA, Section 17</p>	
	<p><i>Size:</i> 2.1 Acres</p>	<p><i>Survey Required:</i> Yes</p>	<p><i>Applicant</i> SKAAR JT REV LIVING TR, DUANE L & DOROTHY J</p>
	<p><i>Reason for the request:</i> Separating existing residence from farmland</p>		<p><i>Address:</i> 2522 EVERGREEN DRIVE</p>



DESCRIPTION: Applicant proposes to separate the existing farm residence and barn from the ~120 acre farm by creating a new 2 acre RR-2 Rural Residential parcel.

OBSERVATIONS: Existing land uses are residential and agriculture. Surrounding land uses include agriculture/open space and scattered farm residences. No sensitive environmental features observed. No new development proposed.

DANE COUNTY HEALTH: There is no documentation of the location of existing septic system. It is suggested that the Surveyor depict the location of the septic system on the proposed CSM.

TOWN PLAN: The property is located in the town’s agricultural preservation area.

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

STAFF: As indicated on the attached density study, the property remains eligible for 3 possible splits for nonfarm development. The town does not count separation of residences existing prior to 5/3/1979. The proposal is consistent with town plan policies. Staff recommends approval with the following condition:

1. The location of the existing septic system shall be shown on the final Certified Survey Map.

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