
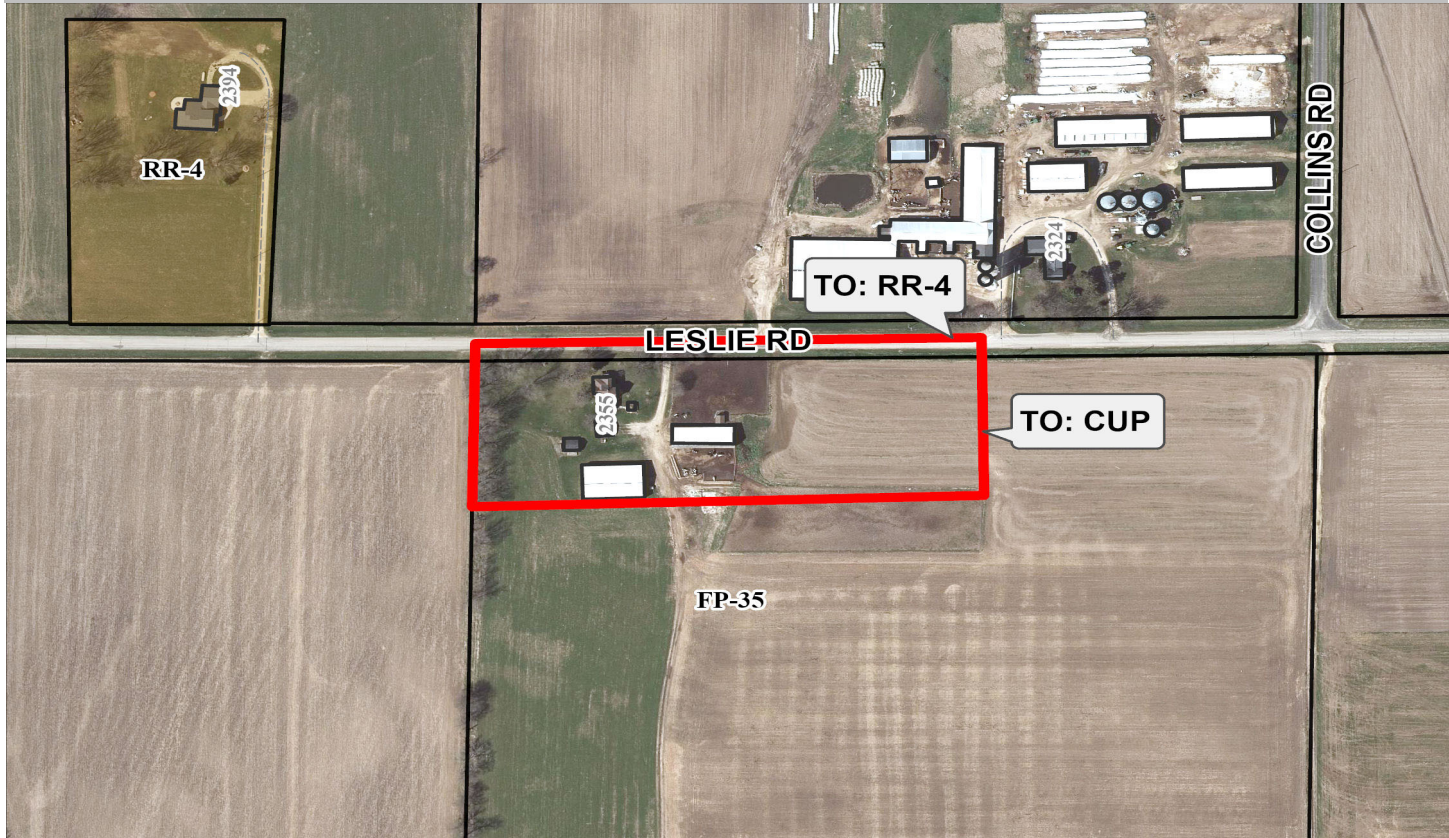


Staff Report  Zoning and Land Regulation Committee	<i>Public Hearing:</i> September 26, 2023	Petition 11975
	<i>Zoning Amendment Requested:</i> FP-35 Farmland Preservation District TO RR-4 Rural Residential District	<i>Town/Section:</i> DUNKIRK, Section 22
	<i>Size:</i> Acres <i>Survey Required.</i> Yes	<i>Applicant</i> D&J ALME PARTNERSHIP
	<i>Reason for the request:</i> Separating existing residence from farmland	<i>Address:</i> 2355 LESLIE ROAD



DESCRIPTION: The D&J Alme Partnership (Luann Alme) proposes to separate the existing farmstead from the farm, on a new 5.2 acre lot for her daughter. A separate conditional use permit petition has been submitted (CUP [petition 2602](#)) in order to continue housing livestock more than one animal unit per acre in the existing dairy barn.

OBSERVATIONS: The proposed lot meets the requirements of the RR-4 zoning district, including lot size, lot coverage, and public road frontage.

The land division will be subject to the City of Stoughton extraterritorial jurisdiction.

COMPREHENSIVE PLAN: The subject property is located in the Agricultural Preservation area of the Town of Dunkirk Comprehensive Plan. As per the plan, “Residential units within the Agricultural Preservation District are restricted to one residence per 40 contiguous acres of a farm unit under single ownership as of July 1, 1979.” As noted above, the applicant is proposing to separate off the existing farmstead from the farm. The Town of Dunkirk counts separation of existing residences toward its calculation of residential units, or *splits*: “Any existing residence (non-farm residence, farm residence, etc.) located on a parcel of any size, regardless [of] when [the] residence was constructed, shall be counted as one residential split.” As indicated on the attached density study report, the property will remain eligible for one density unit (split) if petition 11975 is approved. The petition is consistent with the adopted Town of Dunkirk Comprehensive Plan. (For questions about the town plan, contact Senior Planner Majid Allan at (608) 267-2536 or allan@countyofdane.com)

RESOURCE PROTECTION: No resource protection corridors on or within 300' of the subject property.

TOWN ACTION: On August 21, 2023 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 rezone petition with no conditions other than recording of the CSM.

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