
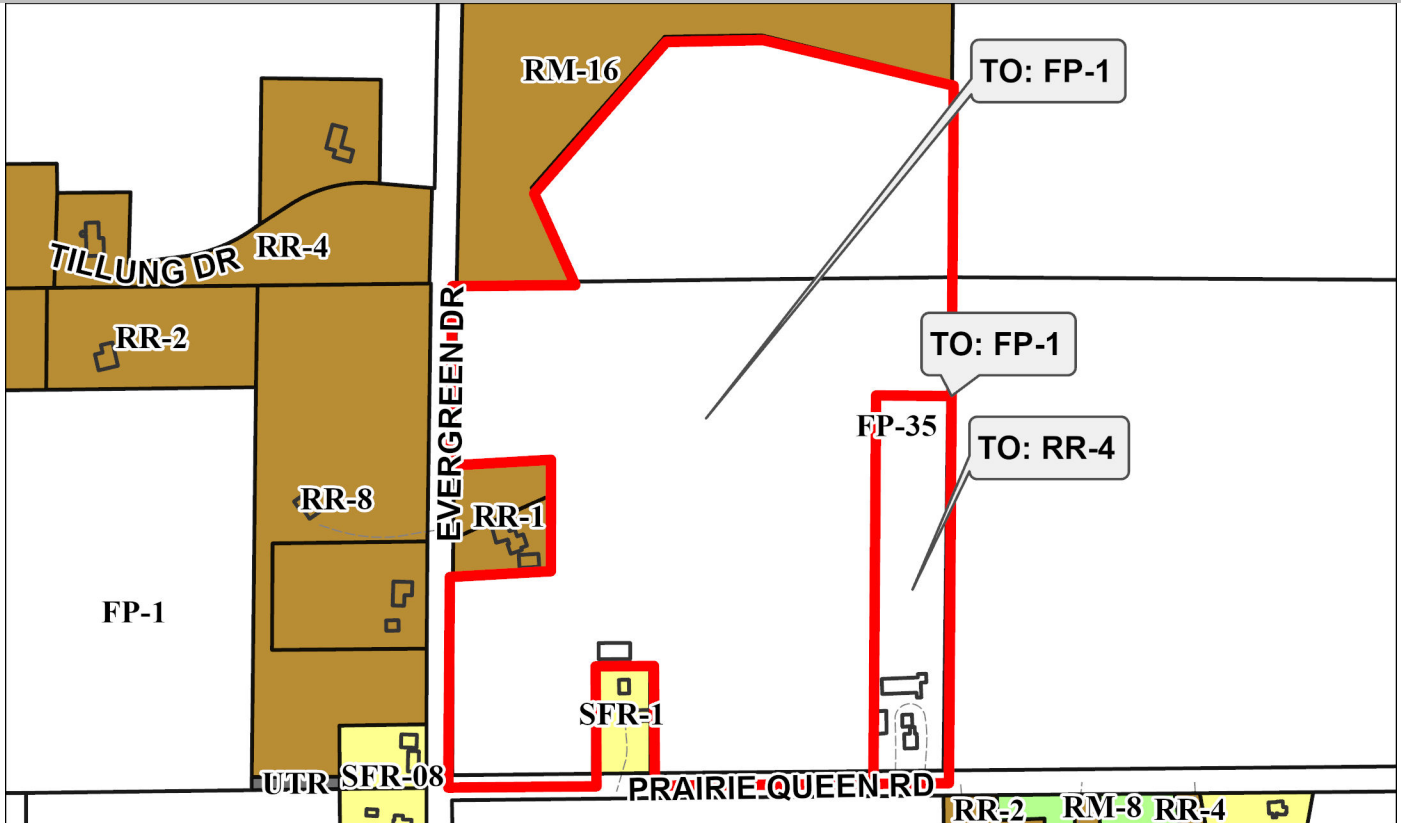


Staff Report  Zoning and Land Regulation Committee	Public Hearing: February 27, 2024	Petition 12006	
	<u>Zoning Amendment Requested:</u> FP-35 Farmland Preservation District TO FP-1 Farmland Preservation District and RR-4 Rural Residential District		<u>Town/Section:</u> CHRISTIANA, Section 8
	<u>Size:</u> 45.8,4.7 Acres	<u>Survey Required:</u> Yes	<u>Applicant</u> LLOYD & BARBARA L MELTON (WAYNE MELTON REP)
	<u>Reason for the request:</u> SEPARATE FARMSTEAD FROM FARM AND CREATE TWO AGRICULTURAL LOTS		<u>Address:</u> 1060 PRAIRIE QUEEN ROAD



DESCRIPTION: Wayne Melton proposes to divide the family’s land to implement his mother’s will. A 3-lot certified survey map (CSM) is proposed to separate the existing farmstead from the farmland, on a 4.7 acre lot with RR-4 zoning. The remaining land would be placed into two agricultural lots with FP-1 zoning (23.8 and 22 acres in size).

OBSERVATIONS: The proposed lots comply with the requirements of the proposed zoning districts, including lot size and public road frontage.

Staff observes there is an existing residential garage building located on proposed Lot 1, one of the proposed FP-1 lots. The garage was built and is used by the applicant’s brother, who owns the adjacent residential lot (parcel 061208195012) which is zoned SFR-1. Technically the garage is a nonconforming land use and should be cleaned up with this petition by placing the lands with the garage onto the residential lot. However this is an existing situation that would not be made more “nonconforming” by this petition and thus could remain as is if the petitioners do not wish to address it at this time.

COMPREHENSIVE PLAN: The property is located in a designated agricultural preservation area. As indicated on the attached density study report, the property is not eligible for any additional density units for *new* nonfarm development. The town does not count separation of residences existing as of May 3, 1979, nor the creation of small agricultural parcels, against the density limitation.

The proposal to separate the existing residence and create two ag-use / open space parcels is consistent with town plan policies. In accordance with town comprehensive plan policies, staff recommends a deed restriction be placed on the FP-1 parcels prohibiting nonfarm development. (For questions about the town plan, contact Senior Planner Majid Allan at (608) 267-2536 or allan@countyofdane.com)

RESOURCE PROTECTION: DNR-mapped wetlands appear in the northwest corner of proposed Lot 1. Staff has no concerns as no development is proposed.

TOWN ACTION: On December 18, 2023 the Town Board recommended approval with no special conditions.

STAFF RECOMMENDATION: Pending any comments at the public hearing, staff recommends approval subject to the CSM being recorded for the new lots and the following conditions:

1. A deed restriction shall be recorded on the FP-1 parcels stating the following:

Further residential/nonfarm development is prohibited on the remaining FP-1 zoned land. The housing density rights for the original Buck farm have been exhausted per the Town Comprehensive Plan density policies.

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