
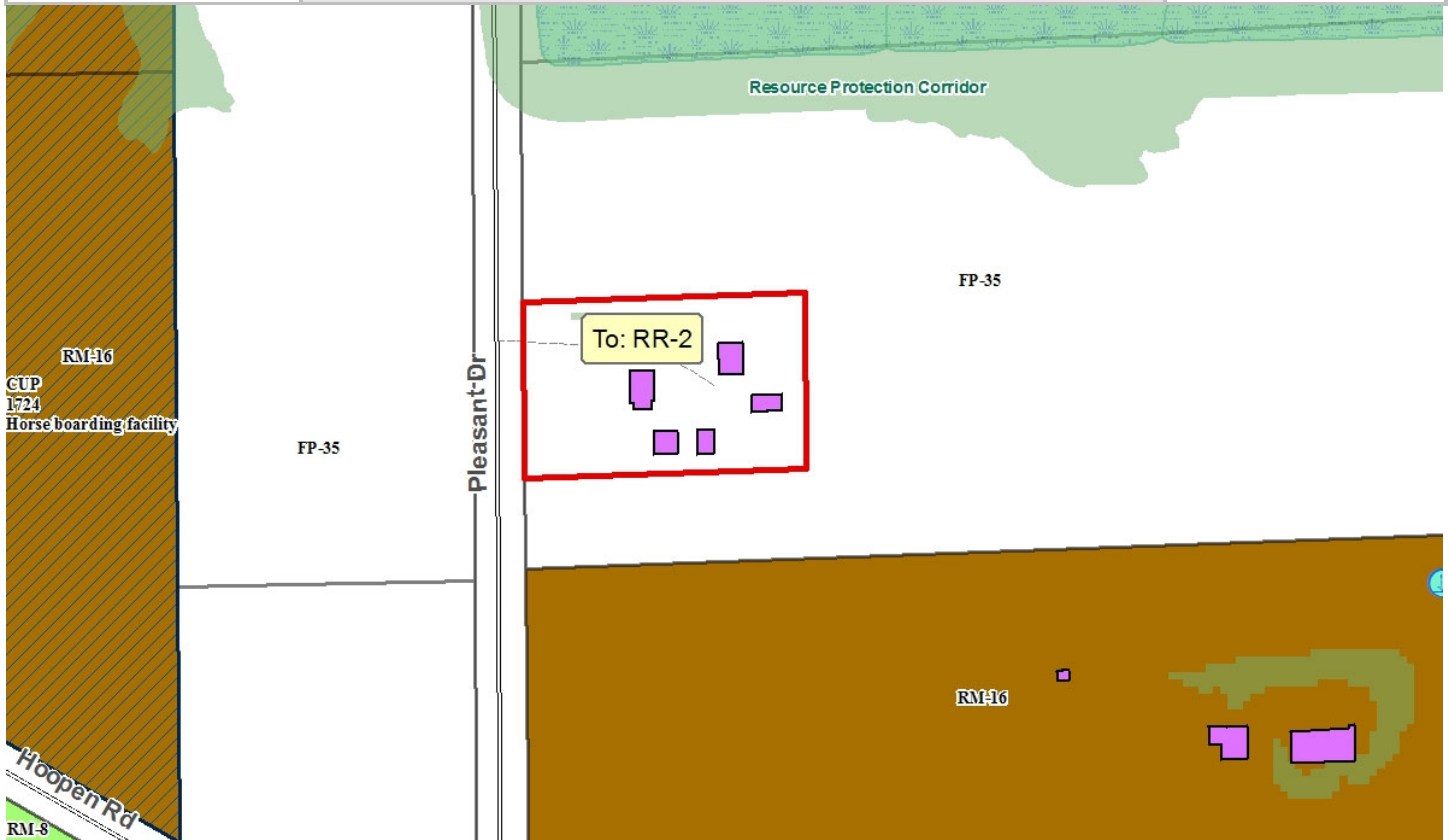


Staff Report  Zoning and Land Regulation Committee	<i>Public Hearing:</i> May 23, 2023	Petition 11942
	<i>Zoning Amendment Requested:</i> FP-35 Farmland Preservation District TO RR-2 Rural Residential District	<i>Town/Section:</i> CHRISTIANA, Section 25
	<i>Size:</i> 2.04 Acres	<i>Survey Required:</i> Yes
	<i>Reason for the request:</i> Separating existing residence from farmland	<i>Applicant:</i> HENNY AND ARLEN LUND
		<i>Address:</i> 1898 PLEASANT DRIVE



DESCRIPTION: Applicant Henny Lund proposes to create a 2.04-acre residential lot by separating the existing farmstead from the surrounding farm lands on an 80-acre tract owned by the Lunds.

OBSERVATIONS: The proposed lot meets the lot size and building coverage requirements of the RR-2 zoning district. The property is subject to the Village of Rockdale’s extraterritorial jurisdiction for land division reviews.

COMPREHENSIVE PLAN: The property is located in the town’s Agricultural Preservation Area. Proposed separation of the farm residence is consistent with town plan policies. As indicated on the attached density study report, the town does not count separation of residences existing prior to May 3, 1979 toward the “1 per 35” density limitation. If the petition is approved, 4 possible density units (“splits”) will remain available. (For questions about the town plan, contact Senior Planner Majid Allan at (608) 267-2536 or allan@countyofdane.com)

RESOURCE PROTECTION: There are no resource protection corridors on the subject property.

TOWN ACTION: On May 15th, the Town Board recommended approval with no special conditions.

STAFF RECOMMENDATION: Pending any comments at the public hearing, Staff recommends approval of the rezone with no conditions other than recording the CSM for the new lot boundary. Any questions about this petition or staff report please contact Rachel Holloway at (608) 266-9084 or holloway.rachel@countyofdane.com