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| Staff Report  Zoning and Land Regulation Committee | <i>Public Hearing:</i> November 28, 2023 | Petition 11982 | |
| | <i>Zoning Amendment Requested:</i> FP-35 Farmland Preservation District TO RR-1 Rural Residential District | <i>Town/Section:</i> CHRISTIANA, Section 1 | |
| | <i>Size:</i> 1 Acres | <i>Survey Required:</i> Yes | <i>Applicant:</i> DALE & KAREN STENJEM |
| | <i>Reason for the request:</i> Separating existing residence from farmland | | <i>Address:</i> 3144 STATE HWY 134 |



DESCRIPTION: Dale and Karen Stenjem propose a rezoning in order to separate farmhouse from the farmland on a one-acre lot with RR-1 zoning. Their goal is to divide off a residential lot for their son, from what is currently a 120-acre tract.

OBSERVATIONS: The proposed lot meets the requirements of the RR-1 zoning district, including building coverage, building setbacks, public road frontage, and lot width. The surrounding farm parcel would also have at least 66 feet of road frontage to the north of this lot. The lot's configuration reflects the owners' goals to keep the existing agricultural buildings on the FP-35 land, while ensuring the residential lot is at least one acre in size.

The current farm house to be divided off uses a shared driveway, which provides access to the house to the north at 3148 State Highway 134 as well as to the surrounding farm operation.

The property is within the Village of Cambridge's jurisdiction for review of the land division.

COMPREHENSIVE PLAN: The property is located within the town's agricultural preservation area. The density of development is limited to no more than one lot / nonfarm use per 35 acres owned as of May 3, 1979. As indicated on the attached density study report, the town does not count separation of residences existing as of May 3, 1979. If the petition is approved, one possible density unit, or "split", will remain available to the Stenjem property. Note that the town requires a minimum 1 acre lot size. The proposed rezone is consistent with comprehensive plan policies. (For

questions about the comprehensive plan, please contact Senior Planner Majid Allan at (608) 267-2536 or allan@countyofdane.com)

RESOURCE PROTECTION: There are no sensitive environmental features on or within 300 feet of the subject property.

TOWN ACTION: On September 11, 2023 the Town Board recommended approval of the rezone with one condition:

1. Conditional on the approval of an easement for a shared driveway for the three properties at the location to avoid any future discourse from owners.

STAFF RECOMMENDATION: Pending any comments at the public hearing, staff recommends approval of this petition subject to the recording of the CSM for the new lot, and the following condition:

1. Shared driveway access easement(s) shall be recorded for the adjoining residence at 3148 State Highway 134, as well as for the adjacent agricultural lands.

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