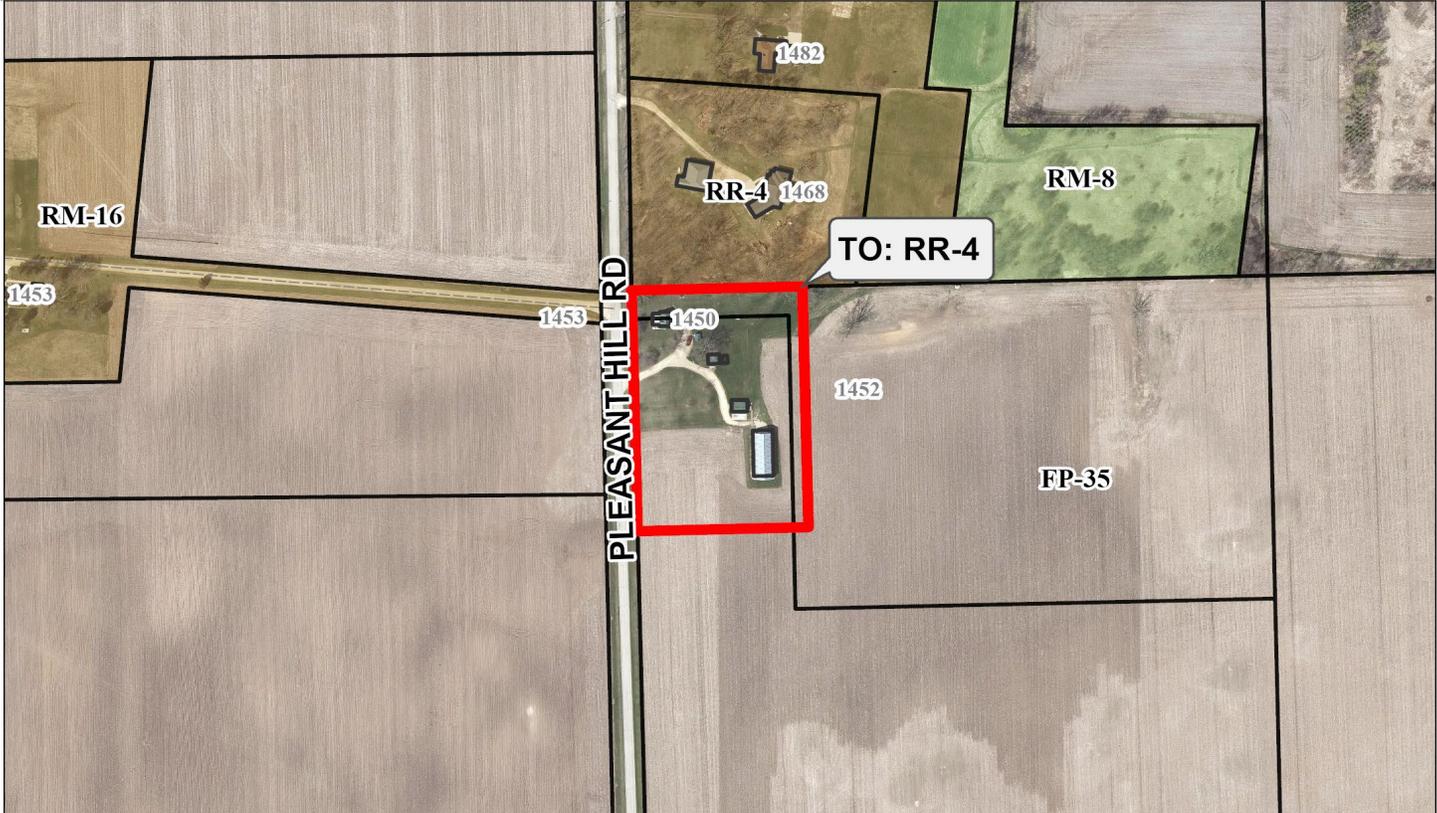


<b>Staff Report</b>    <b>Zoning and Land Regulation Committee</b>	<i>Public Hearing:</i> <b>October 24, 2023</b>	<b>Petition 11979</b>	
	<i>Zoning Amendment Requested:</i> <b>FP-35 Farmland Preservation District TO RR-4 Rural Residential District</b>	<i>Town/Section:</i> <b>DUNKIRK, Section 2</b>	
	<i>Size:</i> <b>4.007 Acres</b>	<i>Survey Required:</i> <b>Yes</b>	<i>Applicant</i> <b>JOHN AND SARA BOTHUM</b>
	<i>Reason for the request:</i> <b>Separating existing residence from farmland</b>		<i>Address:</i> <b>1450 PLEASANT HILL RD</b>



**DESCRIPTION:** John and Sara Bothum propose to rezone 4 acres in order to separate the existing buildings from the farmland on a new lot with RR-4 zoning. The applicants own approximately 80 acres in this area.

**OBSERVATIONS:** The proposed lot conforms to the proposed zoning district regulations, including lot size, building setbacks, building coverage, and public road frontage. With the proposed RR-4 zoning the lot must be at least four acres in size when the certified survey map is recorded, exclusive of public road right-of-way.

The property is subject to the City of Stoughton’s extraterritorial jurisdiction for land division reviews.

**COMPREHENSIVE PLAN:** The property is located in the town’s agricultural preservation area, where the density of nonfarm development is limited to one dwelling unit / lot per 40 acres of land owned as of July 1, 1979. As indicated on the attached density study report, the town counts all residences toward the density limitation. If the petition is approved, one possible density unit (“split”) will remain available to the ~80 acre Bothum property. The proposed separation of the residence is consistent with comprehensive plan policies. (For questions about the comprehensive plan, contact Senior Planner Majid Allan at (608) 267-2536 or [allan@countyofdane.com](mailto:allan@countyofdane.com))

**RESOURCE PROTECTION:** Resource protection corridors are mapped on site reflecting DNR-mapped wetlands (including an “excavated pond” further east on the farm lands). It is clear that the proposed lot contains areas beyond the 75-foot

wetland setback and out of the floodplain for future development, if that were proposed at a later time. Since no new development is proposed, there is no need for a wetland delineation at this time.

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

**STAFF RECOMMENDATION:** Pending any comments at the public hearing, staff recommends approval of the petition with no conditions other than the recording of the certified survey map.

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