
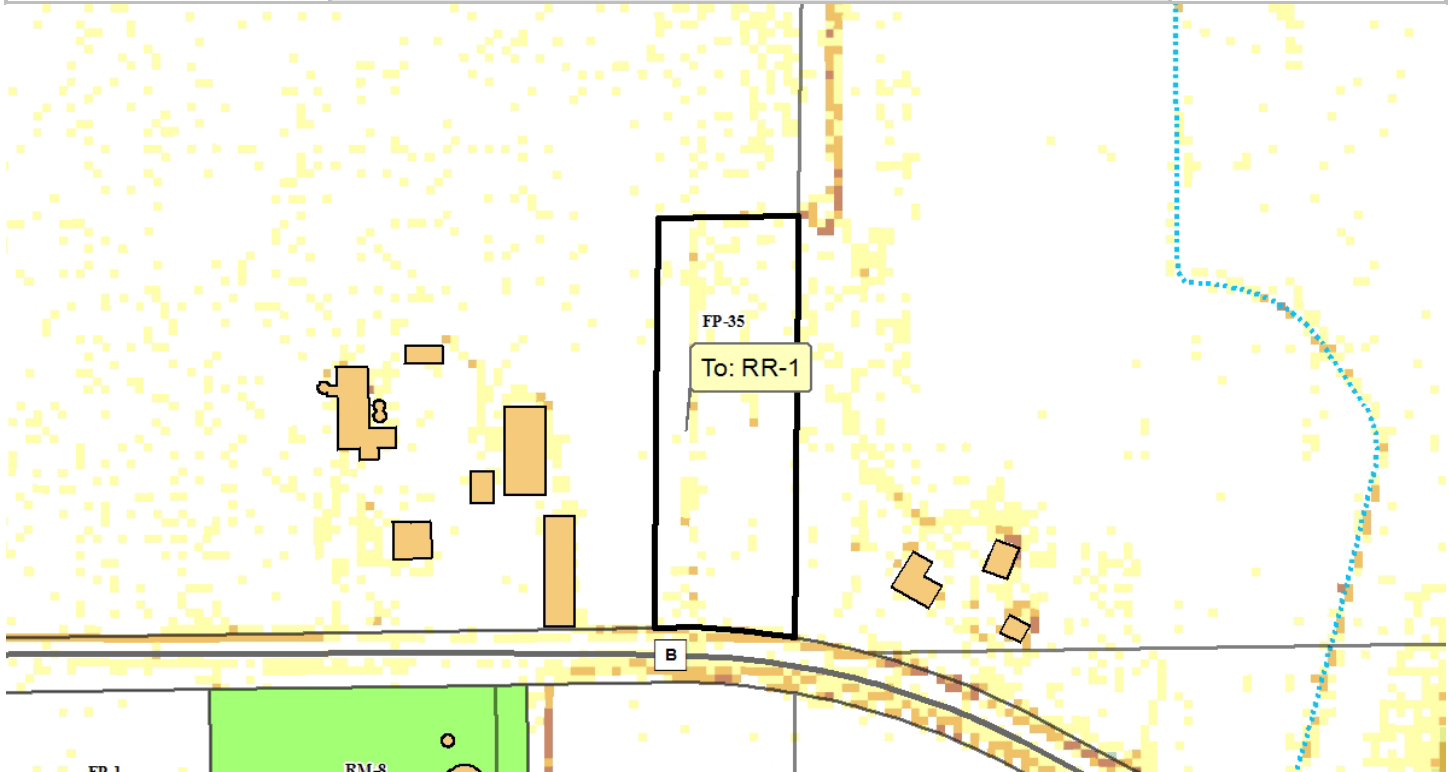


<p>Staff Report</p>  <p>Zoning and Land Regulation Committee</p> <p>Questions? Contact: Majid Allan – 267-2536 allan@countyofdane.com</p>	<p><i>Public Hearing:</i> May 26, 2020</p>	<p>Petition 11542</p>
	<p><i>Zoning Amendment Requested:</i> FP-35 (General Farmland Preservation) District TO RR-1 (Rural Residential, 1 to 2 acres) District</p>	<p><i>Town/Section:</i> CHRISTIANA, Section 20</p>
	<p><i>Size:</i> 2 Acres</p>	<p><i>Survey Required:</i> Yes</p>
	<p><i>Reason for the request:</i> Creating one residential lot</p>	



DESCRIPTION: Applicant proposes to create a ~2-acre RR-2 zoned parcel for future residential development.

OBSERVATIONS: The RR-1 zoning category has a maximum lot size of 2 acres, exclusive of any public rights of way. Surrounding land uses include agriculture / open space, and scattered rural residences. Current use of the proposed RR-1 property is cropland and open space / forestland. No sensitive environmental features observed.

TOWN PLAN: The property is located in the town’s agricultural preservation area.

DANE COUNTY HIGHWAY DEPARTMENT: County Highway B is not a controlled access highway. Any change of use or new access points require a permit from Dane County Highway Department.

RESOURCE PROTECTION: No resource protection corridors located on the property.

STAFF: As indicated on the attached density study report, the property remains eligible for one density unit (a/k/a “split”) for nonfarm development. The proposal is consistent with town plan policies. If the petition is approved, the available density units for new development will exhausted. Staff recommends the following conditions of approval:

1. The applicant shall record a deed restriction on the balance of FP-35 zoned land prohibiting further nonfarm development in accordance with town plan policies.

Note that future separation of the existing farm residence and buildings located on parcel 061220480001 onto a smaller parcel would be allowed under the town's density policy.

Staff is aware of a pending proposal for a quarry on property located to the south of County Highway B. The access to the quarry would be located approximately 250' to the west of the proposed RR-1 parcel. Staff have notified the applicant of the possible quarry and access point.

Staff recommends postponement of this petition at the May 26th public hearing to provide time for the applicant to learn more about the quarry proposal.

May 26th ZLR Committee Meeting: The petition was postponed due to no town action.

TOWN: The Town Board approved the petition with no conditions.

STAFF UPDATE: The Town Board has approved the petition, and the applicant has obtained the driveway access permit from the county highway department.

Staff recommends approval with the following condition:

1. The applicant shall record a deed restriction on the balance of FP-35 zoned land (parcels 061220495010, 061220488601, 061220480001, and 061220195007) prohibiting further nonfarm development in accordance with town plan policies.