


<b>Staff Report</b>    <b>Zoning and Land Regulation Committee</b>	<i>Public Hearing:</i> <b>April 27, 2021</b>		<b>Petition 11670</b>
	<i>Zoning Amendment Requested:</i> <b>FP-35 Farmland Preservation District TO RR-8 Rural Residential District</b>		<i>Town/Section:</i> <b>CHRISTIANA, Section 14</b>
	<i>Size:</i> <b>8.4 Acres</b>	<i>Survey Required:</i> <b>Yes</b>	<i>Applicant:</i> <b>ROBERT RATTMANN</b>
	<i>Reason for the request:</i> <b>Separating existing residence from farmland</b>		<i>Address:</i> <b>2599 HIGHLAND ROAD</b>



**DESCRIPTION:** Applicant proposes to separate the existing residence from the ~80 acre farm by creating a new 8.4 acre RR-8 zoned parcel.

**OBSERVATIONS:** Existing use of the property is rural residential and agricultural / open space. Surrounding land uses are rural residential, agriculture, and county parkland (Cam-Rock Park is located across Highland Rd). An intermittent stream tributary to Koshkonong Creek forms the northeasterly boundary of the proposed lot. No new development proposed.

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

**RESOURCE PROTECTION:** A small area of resource protection corridor associated with mapped wetlands along the intermittent stream tributary is located on the property. No development proposed that would affect the wetland area.

**STAFF:** As indicated on the attached density study report, the farm unit remains eligible for one density unit (or, “split”). The town does not count separation of residences built prior to May 3, 1979 toward the density limitation. If the petition is approved, it appears one density unit will remain available. The proposal is consistent with town plan policies and staff recommends approval with no conditions.

If you have any questions or comments please contact Senior Planner Majid Allan at (608) 267-2536 or [allan@countyofdane.com](mailto:allan@countyofdane.com)

**TOWN:** Approved