
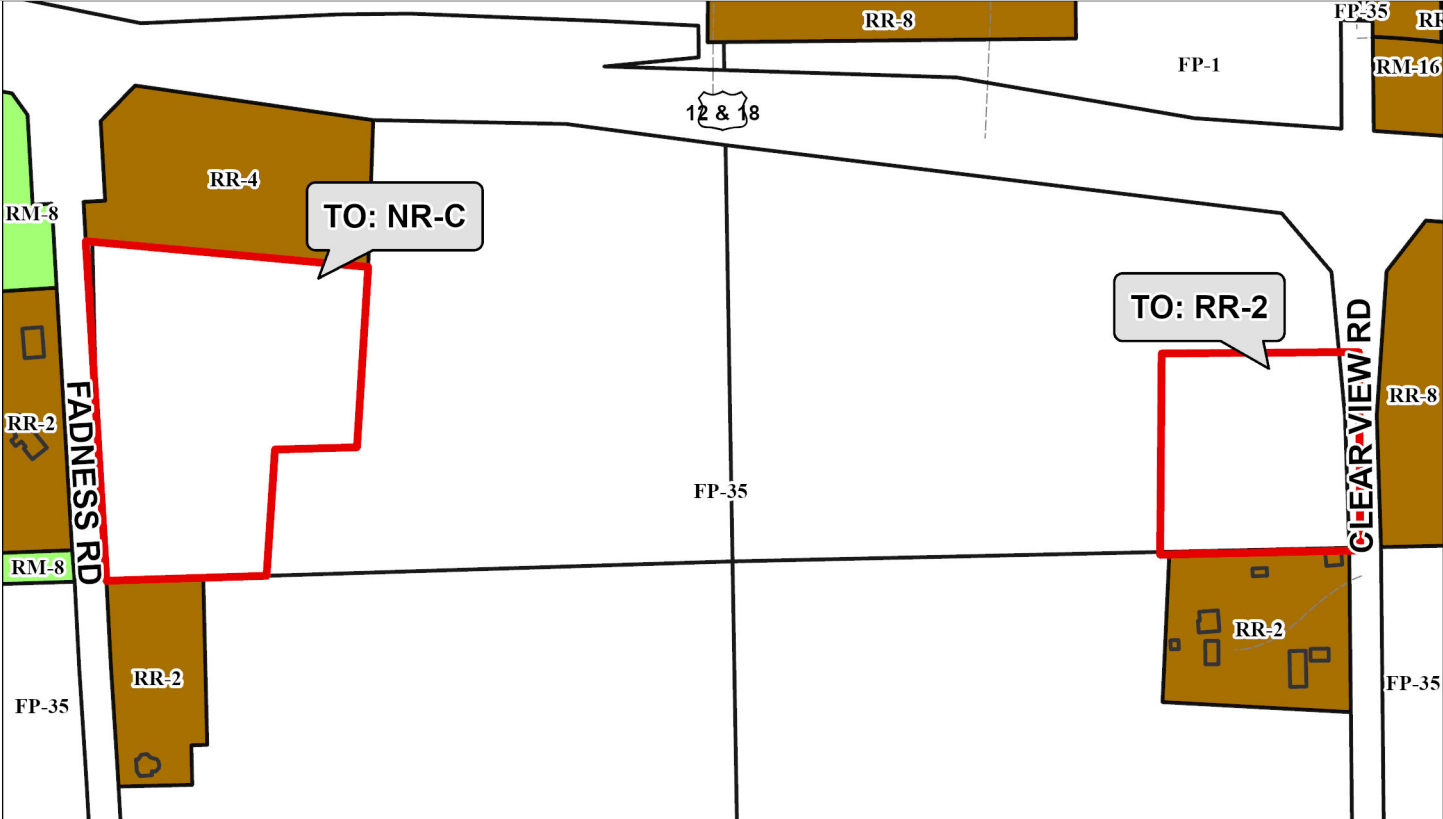


Staff Report  Zoning & Land Regulation Committee	<u>Public Hearing:</u> June 24, 2025		Petition 12171
	<u>Zoning Amendment Requested:</u> FP-35 Farmland Preservation District TO RR-2 Rural Residential District and NR-C Natural Resource Conservation District		<u>Town, Section:</u> CHRISTIANA, Section 3
	<u>Size:</u> 2.5, 7.6 Acres	<u>Survey Required:</u> Yes	<u>Applicant:</u> ROBERT AND KIM RIEGE
	<u>Reason for the request:</u> CREATING ONE RESIDENTIAL LOT AND ONE CONSERVANCY LOT		<u>Address:</u> SOUTH AND EAST OF 3120 FADNESS RD



DESCRIPTION: The Rieges would like to create a 2.5-acre residential lot with RR-2 zoning, and one 7.6-acre conservation lot with NR-C zoning which would be sold to a third party. The residential lot would use the farm’s last development right. The conservation lot contains lands that are not suitable for cropping.

OBSERVATIONS: The proposed lots meet county ordinance requirements, including lot size and public road frontage. The property contains wetland indicator (hydric) soils and floodplain. See Resource Protection comments below.

The proposed residential lot will have frontage and driveway access on Clear View Road, just south of US Highway 12/18. The preliminary survey map reflects the existing access restrictions north of the lot boundary, which were established by WisDOT. The applicants confirmed the final CSM will reflect the access restrictions, and this would also be coordinated in the new driveway access permit issued by the Town of Christiana.

Property is subject to the Village of Deerfield review of the land division, under the village’s extraterritorial jurisdiction. (It is closer to the Deerfield village boundary than the Cambridge boundary.)

COMPREHENSIVE PLAN: The property is located in the town’s agricultural preservation area where development is limited to 1 density unit (“split”) per 35 acres owned as of May 3, 1979. As indicated on the attached density study report, the property remains eligible for 1 density unit. If the petition is approved, the density units will be exhausted. The proposed 2.5-acre RR-2 and 7.6-acre NR-C parcels appear reasonably consistent with comprehensive plan policies.

Pending town action on the petition, staff would recommend approval of the petition subject to the owner recording a deed restriction on the remaining FP zoned land prohibiting nonfarm residential development (tax parcels 0612-032-8315-0 and 0612-031-8745-0).

For questions about the comprehensive plan, please contact Senior Planner Majid Allan at (608) 267-2536 or Allan.Majid@danecounty.gov.

RESOURCE PROTECTION: The west end of the property near Fadness Road contains DNR-mapped wetlands, as well as FEMA Floodplain and Flood Storage District. There are hydric soils on much of property, but not near the proposed residential lot. An erosion control permit is required from Dane County Land and Water Resources Department for any new driveway more than 125 feet long, or for any land disturbance of over 4,000 square feet.



TOWN ACTION: On June 9th the Town Board recommended approval subject to a deed notice on the remaining FP-35 land (tax parcels 0612-032-8315-0 and 0612-031-8745-0) to document the original farm's splits being exhausted.

STAFF RECOMMENDATION: Pending any comments at the public hearing, staff recommends approval subject to the applicant recording the certified survey map(s) for the new lots, and the following conditions:

1. A deed notice shall be recorded on the remaining FP-35 land (tax parcels 0612-032-8315-0 and 0612-031-8745-0) stating the following:
 - a. Further residential/nonfarm development is prohibited on the remaining FP-35 zoned land. The housing density rights for the original Eide farm have been exhausted per the Town Comprehensive Plan density policies.

Please contact Rachel Holloway at (608) 266-9084 or holloway.rachel@danecounty.gov if you have questions about this petition or staff report.