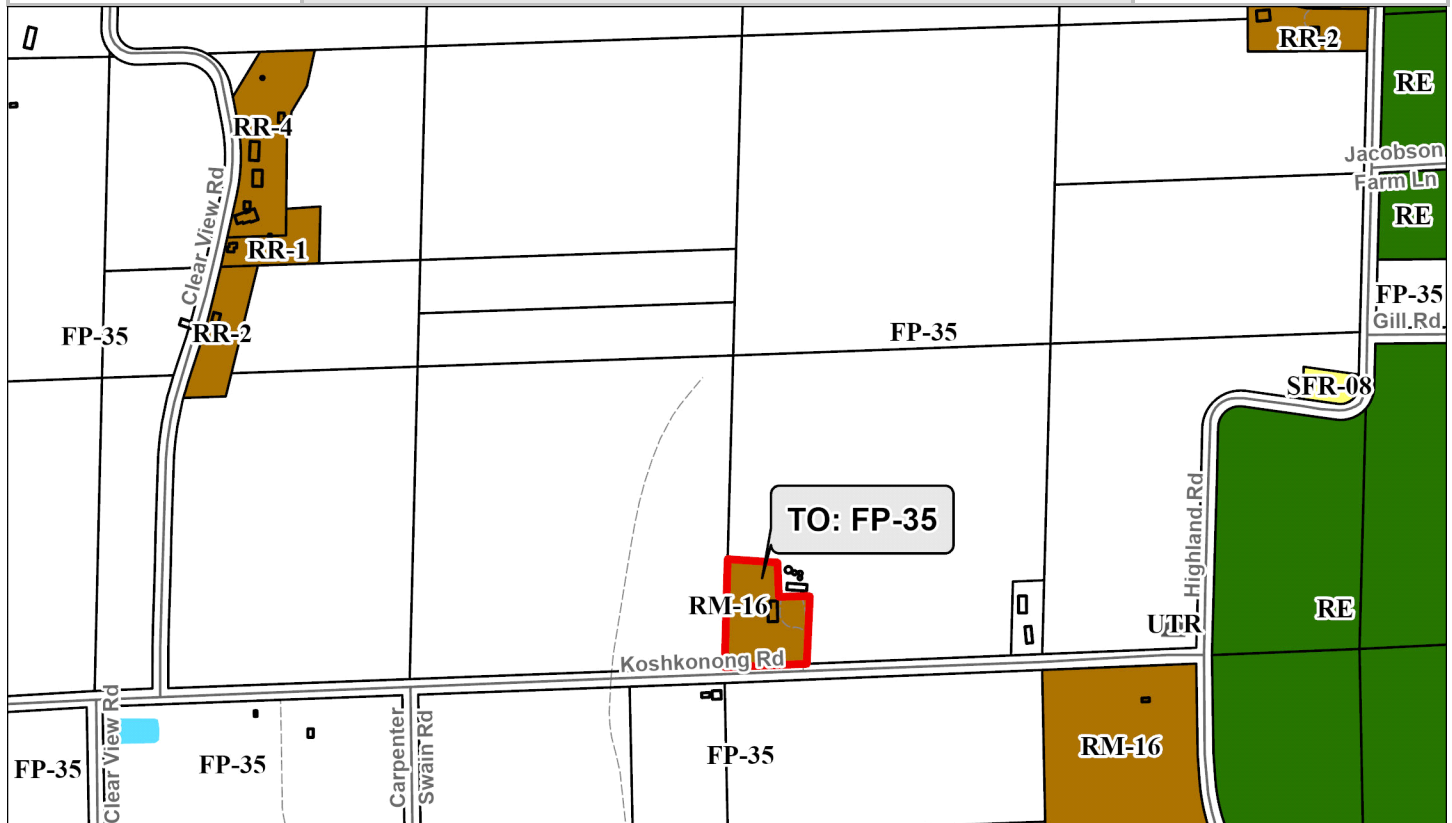


Staff Report  Zoning & Land Regulation Committee	<u>Public Hearing:</u> July 28, 2026		Petition 12303
	<u>Zoning Amendment Requested:</u> RM-16 Rural Mixed-Use District TO FP-35 Farmland Preservation District		<u>Town, Section:</u> CHRISTIANA, Section 14
	<u>Size:</u> 3.3 Acres	<u>Survey Required:</u> Yes	<u>Applicant:</u> HEPTA S INC
	<u>Reason for the request:</u> Shifting of property lines between adjacent land owners		<u>Address:</u> 372 KOSHKONONG RD.



DESCRIPTION: Hepta S property, is a platted residential lot located at 372 Koshkonong Road, in the Town of Christiana. The site and the subject 3.3 acres are being sold to Bjoin Limestone, Inc. and is proposed to be included in the Conditional Use Permit (2715). This parcel is currently zoned RM-16 (Rural Mixed-Use) and the requested zoning is FP-35 (Farmland Preservation), to be consistent with the surrounding mining parcels included in the Conditional Use Permit application.

Along with this rezoning petition, the applicant has submitted a conditional use permit request (CUP petition #2715) to expand and to continue the existing quarry for another 15 years.

OBSERVATIONS: The surrounding property are operated as an active nonmetallic limestone quarry. The quarry has been in operation since approximately 2002 and represents a long established use of the property. The parcel requested for rezoning is within the proposed CUP 2715 boundary and is currently used as a residential property. The applicant is proposing to remove the residence and associated buildings in order to continue mining operations. This parcel has been included in the Conditional Use Permit application submitted to the County concurrent with this request.

COMPREHENSIVE PLAN: This petition is in the town’s agricultural preservation planning area and is subject to the land use policies related to that designation. As indicated elsewhere in this report, the proposed rezoning will provide zoning compliance for the anticipated mineral extraction land use proposed under CUP 2715. This proposal is reasonably consistent with comprehensive plan policies.

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

RESOURCE PROTECTION: There are no sensitive environmental resources within 300 feet of the subject property. The removal of structures and subsequent expansion of the quarry will require an erosion control permit and a revision to their stormwater plan, working with Land and Water Resources Dept.

TOWN ACTION: Town Board recommends approval noting that all other mineral extraction CUPs have 10 year renewal periods.

STAFF RECOMMENDATION: In order for the existing lot to be dissolved and incorporated into the CUP boundary, a new Certified Survey Map of the larger boundary that coincides with the Conditional Use Permit boundary will need to be approved and recorded.

Pending any comments at the public hearing, Staff recommends approval with no conditions other than the recording of the Certified Survey Map. The Town's request for 10-year renewal will be placed on the associated conditional use permit.

Please contact Dan Everson at (608) 267-1541 or everson.daniel@danecounty.gov if you have questions about this petition or staff report.