
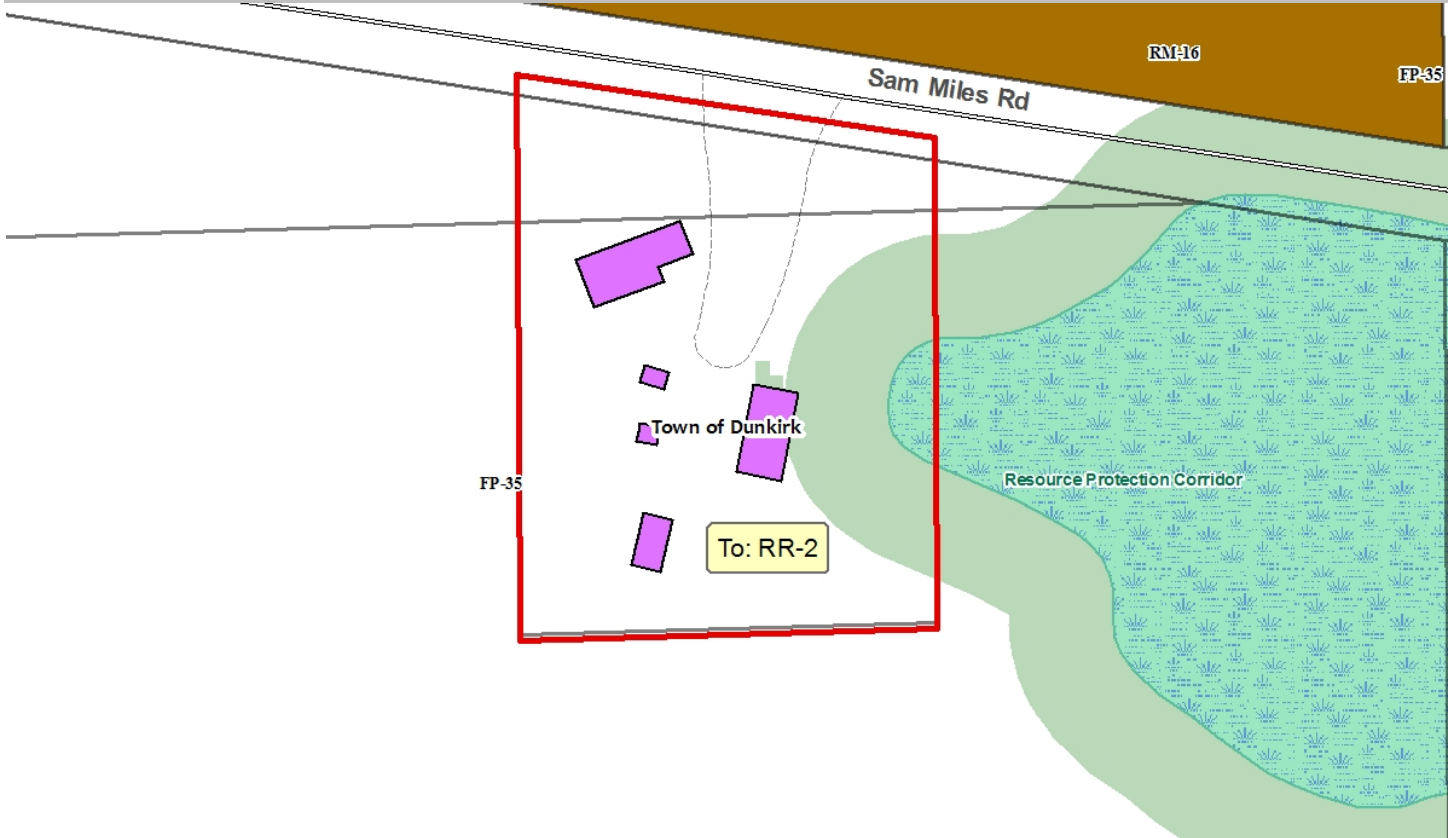


Staff Report  Zoning and Land Regulation Committee	<i>Public Hearing:</i> June 27, 2023	Petition 11948	
	<i>Zoning Amendment Requested:</i> FP-35 Farmland Preservation District TO RR-2 Rural Residential District		<i>Town/Section:</i> DUNKIRK, Section 19
	<i>Size:</i> 2.5 Acres	<i>Survey Required:</i> Yes	<i>Applicant</i> FRANCIS C LONG REVOCABLE TRUST
	<i>Reason for the request:</i> Separating existing residence from farmland		<i>Address:</i> 3065 SAM MILES RD



DESCRIPTION: Applicant proposes to rezone an existing farmstead lot from FP-35 to RR-2 in conjunction with a certified survey map that will establish it as a legal CSM lot approximately 2.5 acres in size. The CSM will also adjust the parcel boundaries and provide public road frontage. The applicant intends to sell the farmstead and keep the tillable farm land.

OBSERVATIONS: The proposed lots meet the requirements of the RR-2 zoning district, noting that the proposed lot will need to maintain at least 2 net acres in the final CSM. The property is subject to the City of Stoughton’s extraterritorial jurisdiction for land division reviews.

COMPREHENSIVE PLAN: The property is located in a designated agricultural preservation area where the density of residential development is limited to 1 dwelling unit per 40 acres of land owned as of July 1, 1979. Note that the town counts all residences toward the density limitation. As indicated in the density study report, the property remains eligible for 2 density units. Proposed separation of the existing residence is consistent with town plan policies. Two density units will remain available to the balance of the FP-35 zoned land comprising the 1979 farm unit. (For questions about the comprehensive plan, contact Senior Planner Majid Allan at (608)267-2536 or allan@countyofdane.com)

RESOURCE PROTECTION: There is DNR-mapped wetland on adjacent farm land. There is resource protection corridor mapped on the eastern portion of Lot 1, reflecting the 75’ setback from the DNR-mapped wetlands. No concerns with the proposed rezone since no new development is proposed. If development is proposed on Lot 1 in the future, permits would be reviewed for compliance with shoreland-wetland zoning, to the extent applicable.

TOWN ACTION: On May 15, 2023 the Town Board recommended approval of the rezone with no special conditions.

STAFF RECOMMENDATION: Pending any comments at the public hearing, staff recommends approval of the rezone with no conditions other than recording the CSM for the new lot.

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