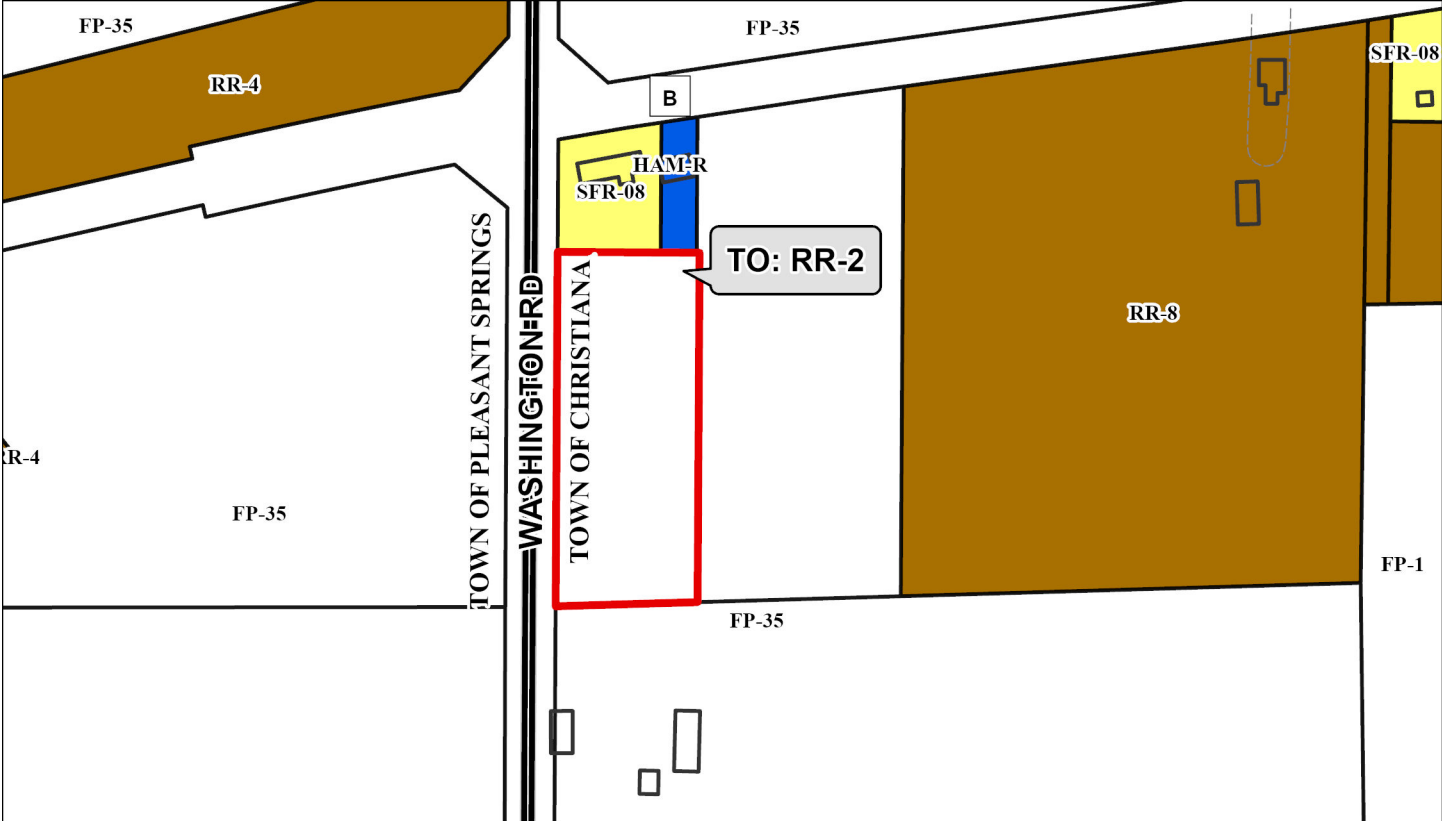


Staff Report  Zoning & Land Regulation Committee	<u>Public Hearing:</u> October 28, 2025		Petition 12207
	<u>Zoning Amendment Requested:</u> FP-35 Farmland Preservation District TO RR-2 Rural Residential District		<u>Town, Section:</u> CHRISTIANA, Section 19
	<u>Size:</u> 2.2 Acres	<u>Survey Required:</u> Yes	<u>Applicant:</u> RAYMOND S RIPP
	<u>Reason for the request:</u> Creating one residential lot		<u>Address:</u> SOUTH OF 1577 COUNTY HWY B



DESCRIPTION: Applicant would like to create one residential lot, 2.2 acres with RR-2 zoning.

OBSERVATIONS: The proposed lot meets county ordinance requirements for lot size and public road frontage. Ripp will continue to own at least 35 acres of remnant farm land. The residential lot will have access from Washington Road.

COMPREHENSIVE PLAN: The property is located in an agricultural preservation area. Development is limited to 1 density unit or other nonfarm use per 35 acres owned as of 5/3/79. As indicated on the attached density study report, the property remains eligible for 1 density unit or "split". If approved, the eligible splits will be exhausted. The proposal appears 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: No sensitive environmental features on or within 300 feet of the subject property.

TOWN ACTION: Pending.

STAFF RECOMMENDATION: Pending any concerns raised by the town in the course of its review, or at the ZLR public hearing, staff recommends approval with the following condition:

1. The owner shall record a deed restriction on the balance of FP-35 zoned land (tax parcels 0612-193-9210-9 and 0612-302-8500-7) prohibiting residential development.

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