


<b>Staff Report</b>    <b>Zoning and Land Regulation Committee</b>	Public Hearing: <b>July 25, 2023</b>		<b>Petition 11959</b>
	<u>Zoning Amendment Requested:</u> <b>FP-35 Farmland Preservation District TO RR-4 Rural Residential District</b>		<u>Town/Section:</u> <b>CHRISTIANA, Section 28</b>
	<u>Size:</u> <b>7.3 Acres</b>	<u>Survey Required:</u> <b>Yes</b>	<u>Applicant</u> <b>JAMES O. NOTSTAD LIVING TRUST</b>
	<u>Reason for the request:</u> <b>Creating one residential lot</b>		<u>Address:</u> <b>EAST OF NOTSTAD ROAD</b>



**DESCRIPTION:** Applicant proposes RR-4 zoning to create a 7.3-acre lot for a new residential lot, from a farm tract nearly 400 acres in size.

**OBSERVATIONS:** The proposed lot meets the requirements of the RR-4 zoning district, including lot size and public road frontage. The property is located roughly one mile from an active limestone quarry to the northwest.

**COMPREHENSIVE PLAN:** The property is located in the town’s agricultural preservation area. Town policies in this area limit the density of new development to no more than 1 lot or other nonfarm use per 35 acres owned as of May 3, 1979. As indicated on the attached density study report, the property remains eligible for 11 density units (“splittings”).

Town policies also specify a minimum and maximum lot size for new development (1.5 acres and 4 acres, respectively). The proposed lot size is 7.3 acres which exceeds the 4 acre maximum specified in the town comprehensive plan. It

appears the lot design is based on the layout of the larger farm parcel and other site characteristics, including the presence of a wooded hillside. (For questions about the town plan, contact Senior Planner Majid Allan at (608) 267-2536 or [allan@countyofdane.com](mailto:allan@countyofdane.com))

**RESOURCE PROTECTION:** There is resource protection corridor mapped on the property, reflecting a wooded area with steeper slopes. There are no sensitive environmental features on site. A driveway over 125 feet long will require an erosion control permit from the Land and Water Resources Department, and development of flag lots may require a stormwater permit for installing over 20,000 square feet of impervious surface.

**TOWN ACTION:** On June 12, 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 petition subject to the applicant recording the certified survey map 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](mailto:holloway.rachel@countyofdane.com)