
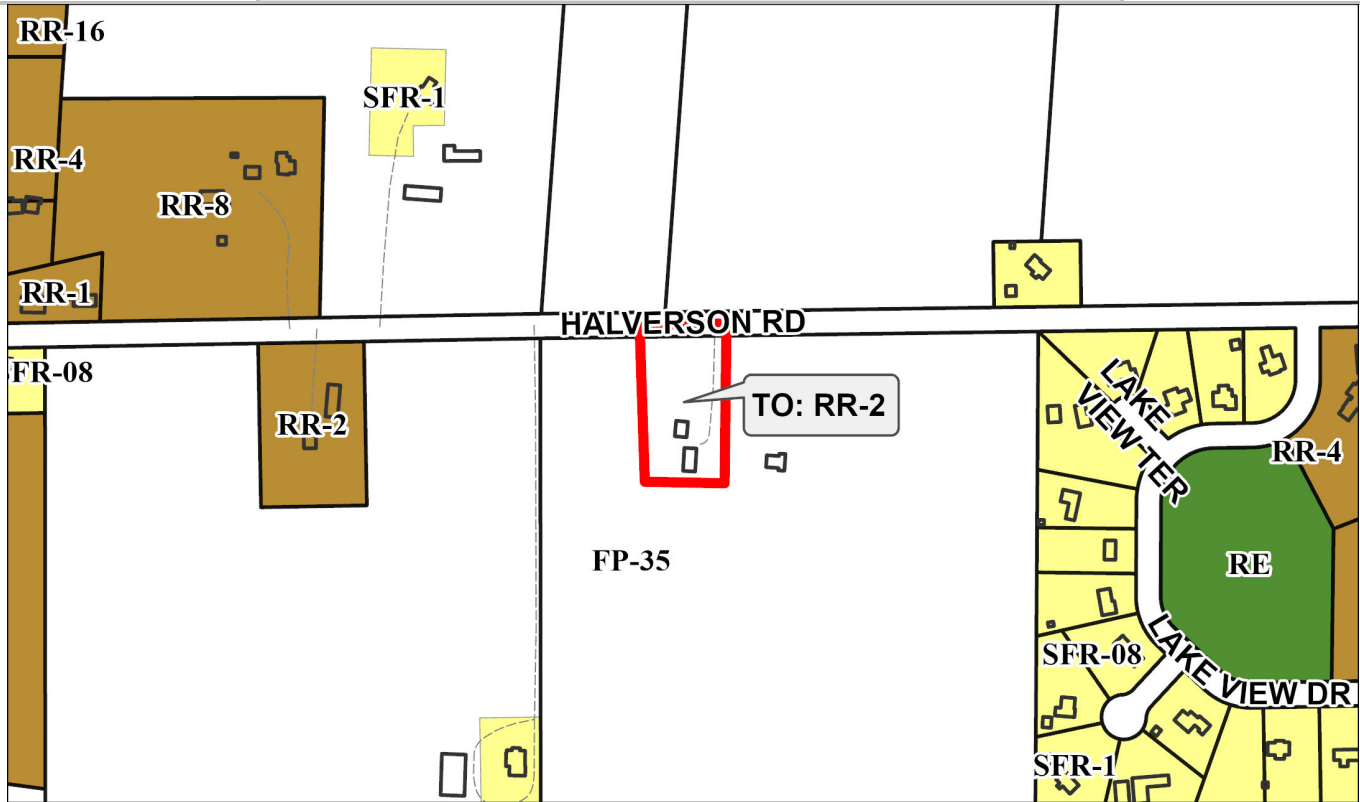


<b>Staff Report</b>  <b>Zoning &amp; Land Regulation Committee</b>	<i>Public Hearing:</i> <b>September 24, 2024</b>	<b>Petition 12089</b>	
	<i>Zoning Amendment Requested:</i> <b>FP-35 Farmland Preservation District TO RR-2 Rural Residential District</b>		
	<i>Size:</i> <b>2 Acres</b>	<i>Survey Required:</i> <b>Yes</b>	<i>Town, Section:</i> <b>DUNN, Section 35</b>
	<i>Reason for the request:</i> <b>Separating existing residence from farmland</b>		<i>Applicant:</i> <b>WENDY OLSON AND ERIC D HALVERSON</b>
		<i>Address:</i> <b>3671 HALVERSON RD</b>	



**DESCRIPTION:** Applicants propose to separate the existing farmstead residence from the rest of the farm land. A two-acre lot would be created via certified survey map (CSM).

**OBSERVATIONS:** The proposed lot meets ordinance requirements including minimum lot size, public road frontage, building coverage, and building setbacks.

**COMPREHENSIVE PLAN:** The property is located in the town’s agricultural preservation area. As indicated on the attached density study report, the property remains eligible for 2 density units (“splits”). The proposed separation of the existing residence is 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](mailto:allan.majid@danecounty.gov).

**RESOURCE PROTECTION:** There are no sensitive environmental features on or within 300 feet of the subject property.

**TOWN ACTION:** The Town Board recommended approval of the petition conditioned upon a CSM being recorded on the property.

**STAFF RECOMMENDATION:** Pending any comments at the public hearing, staff recommends approval with no conditions other than recording the CSM.

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