
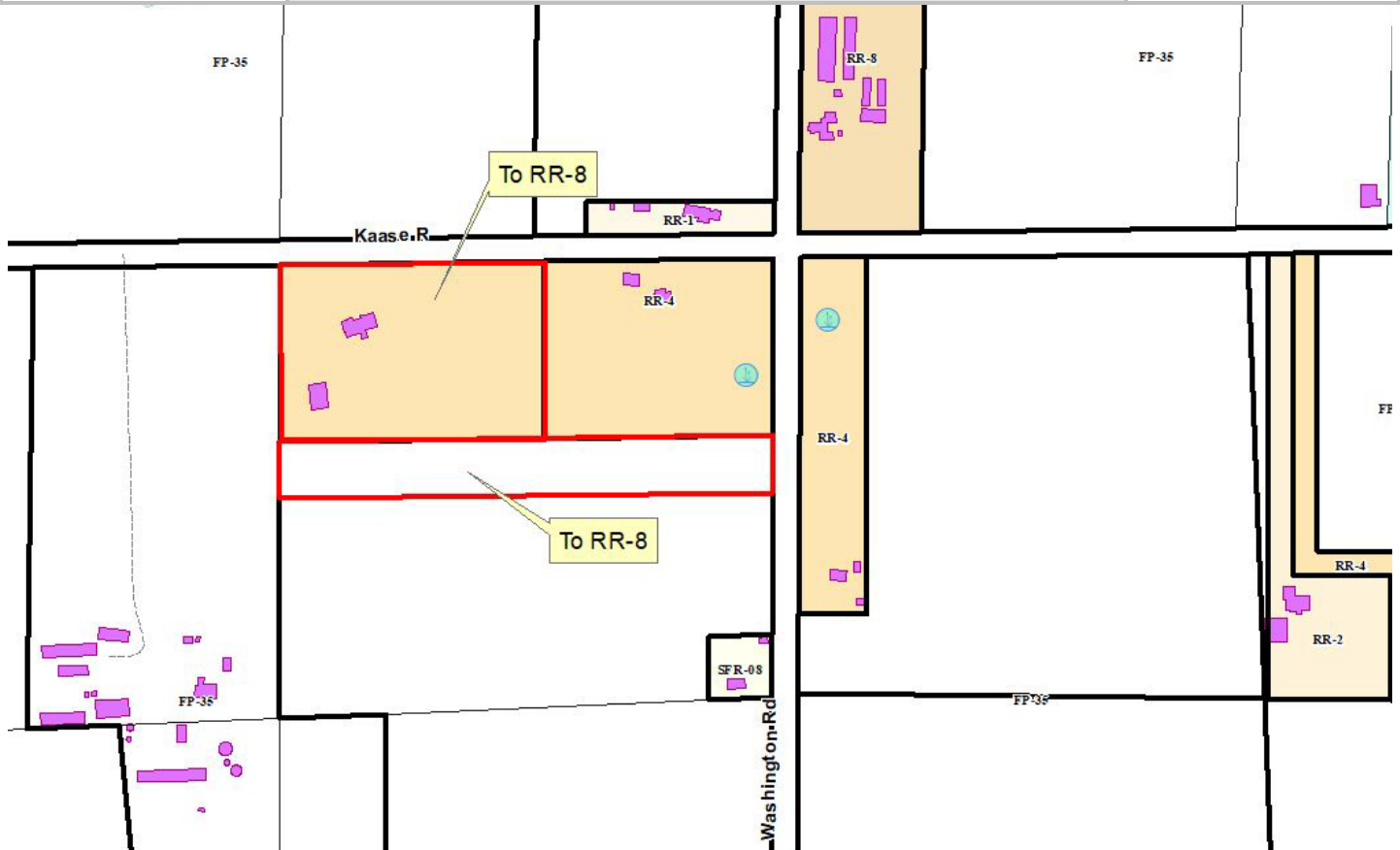


<b>Staff Report</b>    <b>Zoning &amp; Land Regulation Committee</b>	<u>Public Hearing:</u> <b>May 27, 2025</b>		<b>Petition 12161</b>
	<u>Zoning Amendment Requested:</u> <b>RR-4 Rural Residential District and FP-35 Farmland Preservation District TO RR-8 Rural Residential District</b>		<u>Town, Section:</u> <b>DUNKIRK, Section 1</b>
	<u>Size:</u> <b>7.5,4.6 Acres</b>	<u>Survey Required:</u> <b>Yes</b>	<u>Applicant:</u> <b>AARON AND ERIN KELLY-RAMBERG</b>
	<u>Reason for the request:</u> <b>Shifting of property lines between adjacent land owners</b>		<u>Address:</u> <b>1647 KAASE ROAD</b>



**DESCRIPTION:** Aaron Ramberg and Erin Kelly-Ramberg would like to purchase 4.6 acres to increase the size of their existing lot to build a storage shed. The new lot would be 11.9 acres in size and thus the existing lot and the lands being purchased would be rezoned to the RR-8 zoning district.

**OBSERVATIONS:** The property is along the Town of Dunkirk’s northern border with the Town of Pleasant Springs. The proposed lot layout meets county ordinance requirements including minimum lot size, lot width, and public road frontage. The remaining land on the adjacent farm will be over 35 acres in size (roughly 80 acres) and can stay FP-35.

A new shed building would be built near Washington Road, with a new second driveway to the property from that side. Aaron is planning to put new building within 150 ft of Washington Road, personal storage only (not commercial). Applicant is aware that any storage or use of the building for business purposes would require a conditional use permit under RR-8 zoning.

**COMPREHENSIVE PLAN:** The property is within the Town’s Agricultural Preservation Area. Per the Comp Plan, because this driveway is crossing agricultural land to reach non-farm development, a new driveway will need to be approved by the Plan Commission and Town Board. Lot line adjustments are not specifically regulated in the Comprehensive Plan and the proposal appears reasonably consistent with the comprehensive plan policies. For questions about the town plan, 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:** On April 21<sup>st</sup> the Town Board recommended approval with no special conditions.

**STAFF RECOMMENDATION:** Pending any comments at the public hearing, Staff recommends approval with no conditions.

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.