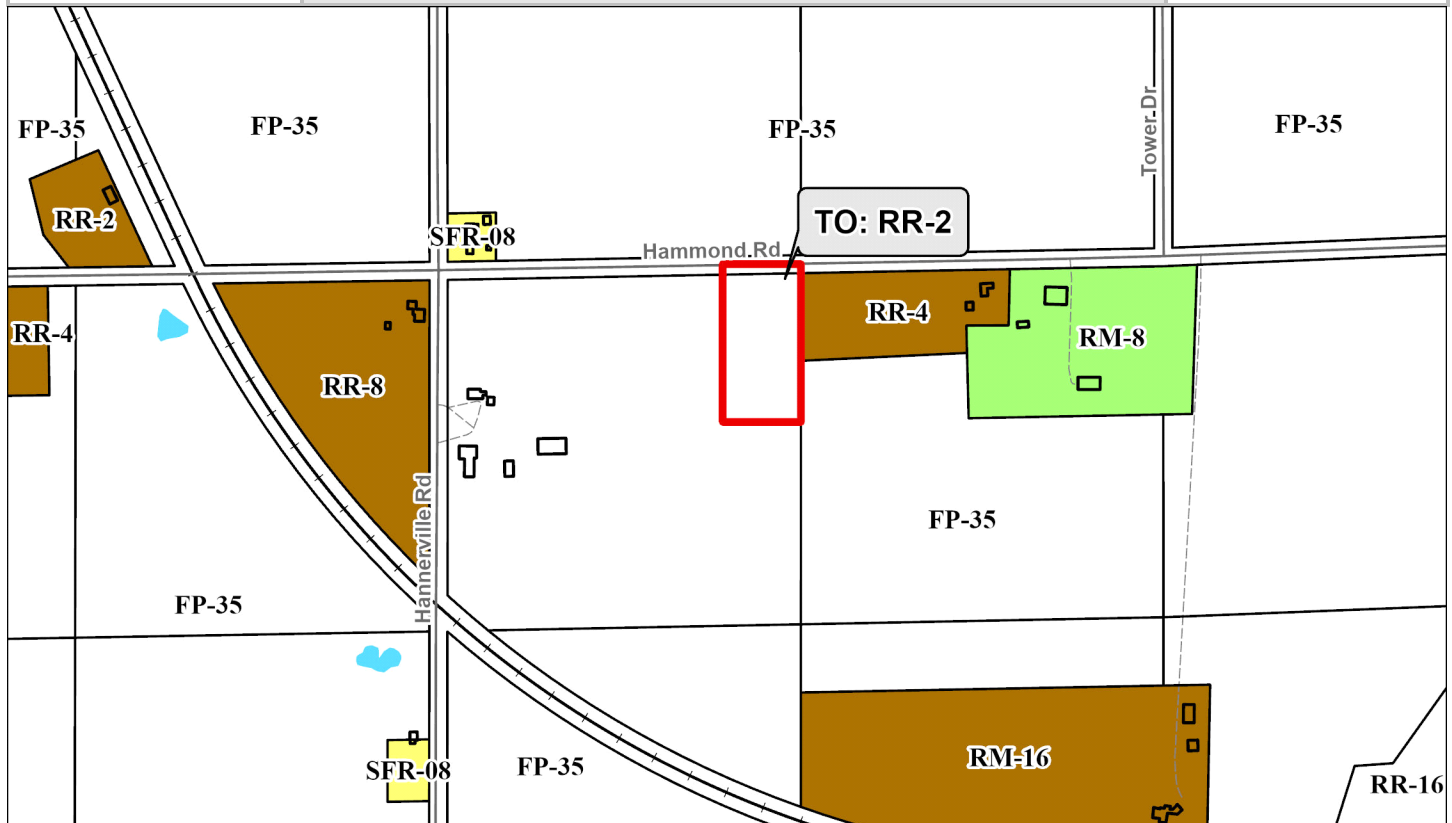


Staff Report  Zoning & Land Regulation Committee	<u>Public Hearing: July 28, 2026</u>		Petition 12302
	<u>Zoning Amendment Requested:</u> FP-35 Farmland Preservation District TO RR-2 Rural Residential District		<u>Town, Section:</u> DUNKIRK, Section 26
	<u>Size: 3.76 Acres</u>	<u>Survey Required: Yes</u>	<u>Applicant:</u> D & L OLSON TR (DOUGLAS OLSON)
	<u>Reason for the request:</u> Creating one residential lot		<u>Address:</u> 504 HANERVILLE RD

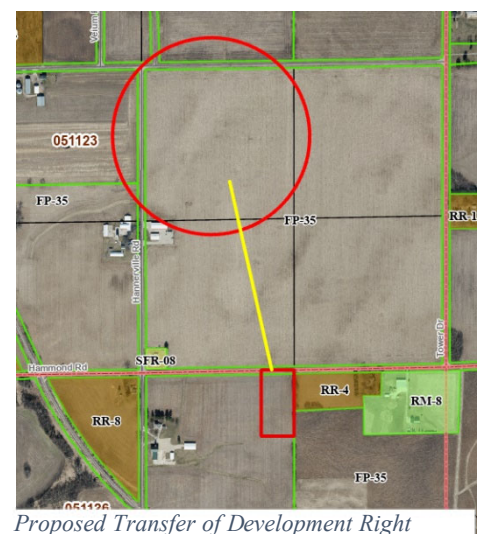


DESCRIPTION: Applicant proposes to create a new 3.76-acre RR-2 zoned residential lot by transferring a density unit from an adjoining farm.

OBSERVATIONS: The subject property is in an agricultural area with scattered rural residences. The proposed building site would be located in a corner of the owner's field south of Hammond Road and east of Hannerville Road. No sensitive environmental features observed. The proposed lot configuration meets county ordinance requirements for lot size and public road frontage.

COMPREHENSIVE PLAN: This petition is in the town's agricultural preservation planning area and is subject to the land use policies related to that designation. The town is in the final stages of completing an update to its comprehensive plan. The updated plan expands upon the town's existing Limited Transfer of Development Rights (TDR) policy which allows transfers between different original 1979 farm units that have been held in single ownership since August 22, 2000. The updated TDR policy will be expanded to allow transfers between different property owners.

As indicated on the attached density study report, the TDR sending property remains eligible for two density units. If this petition is approved, one density unit will remain available.



Other relevant plan policies seek to preserve large tracts of farmland and to locate new development in areas that pose minimal impact or conversion of farmland. The proposal would result in the preservation of 40 acres of prime farmland consisting of over 95% Class I soils.

This proposal appears reasonably consistent with both the current and pending comprehensive plan policies. Staff recommends approval with the conditions listed below to document the transfer of a development right.

For questions about the comprehensive plan, please contact Senior Planner Majid Allan at (608) 267-2536 or Allan.Majid@danecounty.gov.

RESOURCE PROTECTION: No resource protection corridors located on or near the property

TOWN ACTION: Town Board recommends approval with no special conditions.

STAFF RECOMMENDATION: Staff recommends approval with the following conditions:

1. The TDR-S (Transfer of Development Rights – Sending) overlay zoning district shall be assigned to the sending property (tax parcel 051123485004).
2. The TDR-R (Transfer of Development Rights – Receiving) overlay zoning district shall be assigned to the proposed residential lot.
3. Applicant shall record an agricultural conservation easement (ACE) on 40 acres of FP-35 zoned land (tax parcel #051123485004).
4. A deed notice document shall be recorded on the proposed RR-2 lot indicating that the lot was created through a Transfer of Development Rights.

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