
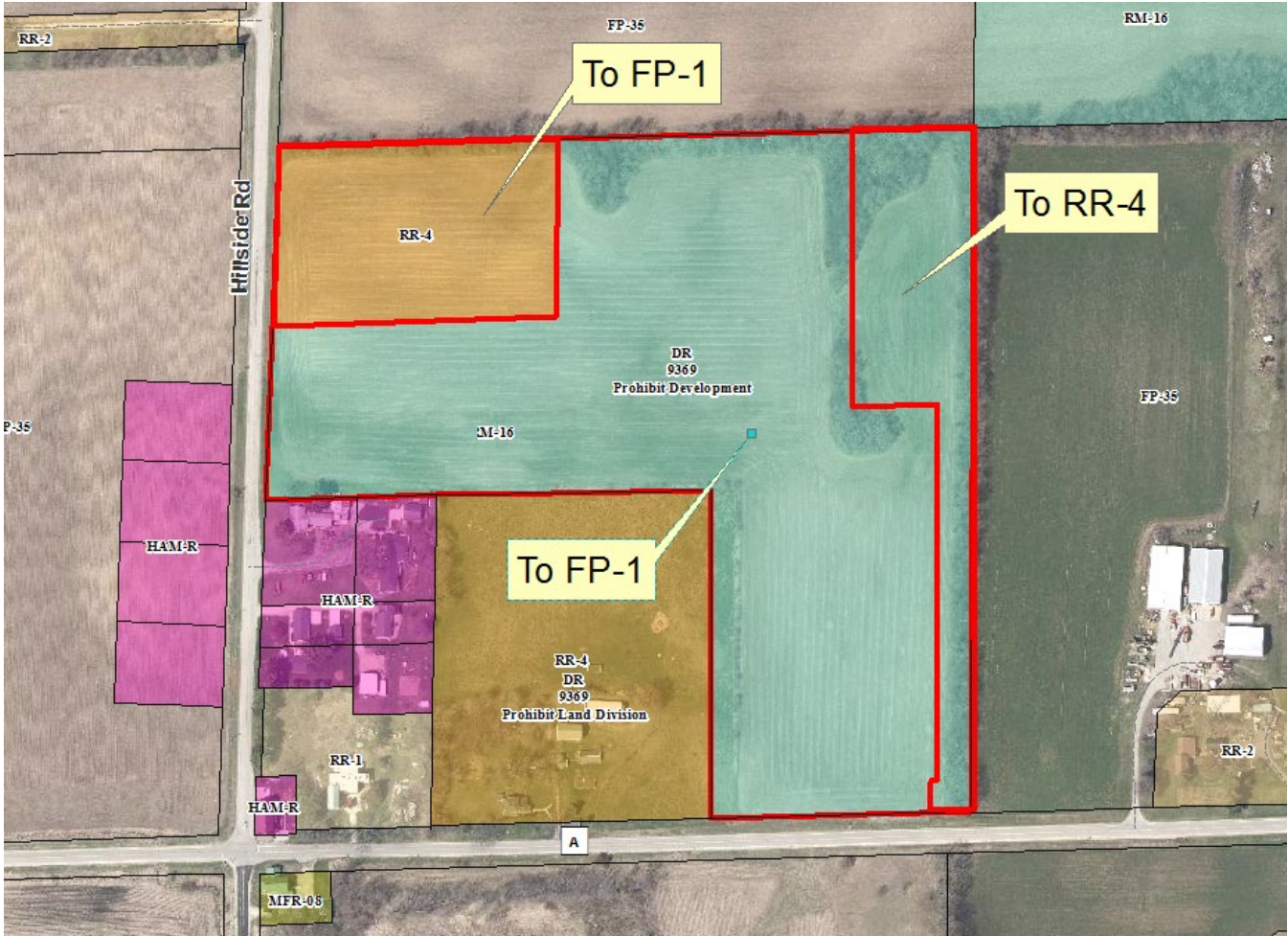


<p>Staff Report</p>  <p>Zoning & Land Regulation Committee</p>	<p><u>Public Hearing:</u> August 27, 2024</p>		<p>Petition 12082</p>	
	<p><u>Zoning Amendment Requested:</u> RM-16 Rural Mixed-Use District TO FP-1 Farmland Preservation and RR-4 Rural Residential Districts; RR-4 Rural Residential District TO FP-1 Farmland Preservation District</p>		<p><u>Town, Section:</u> CHRISTIANA, Section 35</p>	
	<p><u>Size:</u> 17.9, 4.0, 3.99 Acres</p>	<p><u>Survey Required:</u> YES</p>		<p><u>Applicant:</u> STEVEN AND SUSAN WEINBERGER</p>
	<p><u>Reason for the request:</u> Relocate existing residential lot to the northeast corner of the property</p>		<p><u>Address:</u> NORTH OF 1612 HILLSIDE RD, EAST OF 372 HWY A</p>	



DESCRIPTION: Steve Weinberger proposes a rezone in order to relocate a residential lot to the northeast corner of his property. The property would be reconfigured via certified survey map (CSM), and the remaining land would be rezoned to FP-1 for continued agricultural use. The new residential lot would contain a shared access easement to enable continued access to the agricultural land.

OBSERVATIONS: The proposed lots would conform to ordinance requirements for the proposed zoning, including lot size and public road frontage. The RM-16 zoned property was deed restricted as part of rezone petition #9639 in 2005, when the original farm’s development rights were exhausted by creating the RR-4 lot in the NW corner and dividing off the original farmstead on what is now an RR-4 zoned lot to the south along Highway A.

DANE COUNTY HIGHWAY: County Highway A is not access restricted at this location, but an access permit is required from the Highway Department for the new residential lot / residential access. Please contact Kevin Eslick 608-283-1486 / eslick.kevin@danecounty.gov.

COMPREHENSIVE PLAN: The property is located in the town's agricultural preservation area where the density of nonfarm development is limited to no more than one lot or other nonfarm use (a.k.a density unit) per 35 acres owned as of May 3, 1979. The Weinberger property is eligible for one density unit. The proposal to lift the deed restriction to allow development on the RM-16 parcel has been amended to instead create a new RR-4 parcel to encompass a wooded area on the northeasterly portion of the property and to rezone both the existing RR-4 parcel fronting on Hillside Road, and the remaining ~18 acres, to FP-1.

The applicant wishes to retain the 4-acre parcel on Hillside Road in FP-1 zoning in the hopes of eventually obtaining a transferrable development right and rezoning back to RR-4 in the future. FP-1 zoning would serve as a suitable holding category and allow for continued agricultural use of the property until such time as a TDR is proposed. Pending town consideration and action on the petition, the proposal appears reasonably 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: There are no sensitive environmental features on or within 300 feet of the subject property.

TOWN ACTION: The Town Board approved the petition with no conditions.

STAFF RECOMMENDATION: Pending any comments at the public hearing, staff would recommend approval of the petition with no conditions other than the applicant recording the new CSM.

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