

Staff Report
**Zoning & Land
Regulation
Committee**

Public Hearing: **April 22, 2025**

Zoning Amendment Requested:

**FP-35 Farmland Preservation, FP-1 Farmland Preservation and RM-8 Rural Mixed-Use Districts TO the RM-16 Rural Mixed-Use District;
FP-1 Farmland Preservation District and RM-8 Rural Mixed-Use District
TO FP-35 Farmland Preservation District**

Size: **0.5,18.3,9.9 Acres**

Survey Required: **Yes**

Reason for the request:

**ADJUST PROPERTY LINE BETWEEN ADJACENT LANDOWNERS AND
CONSOLIDATE PARCELS INTO ONE LOT**

Petition 12148

Town, Section:

**CHRISTIANA,
Section 22**

Applicant:

**ESTATE OF
ELIZABETH FREY**

Address:

**596 AND 616
COUNTY HWY B**



DESCRIPTION: Attorney Michael Rumpf, on behalf of the Estate of Elizabeth Frey, requests to rezone lands to reflect a land exchange between neighboring land owners. Elizabeth Frey and Karen Robinson had previously exchanged small pieces of land without a certified survey map (CSM). This petition would formalize those lot line adjustments and consolidate two tax parcels owned by Robinson into one CSM lot with RM-16 zoning. The Frey property would be more than 35 acres in size and thus would not need to be included in the CSM. This petition would update the zoning and parcel maps in a manner consistent with Dane County zoning and land division ordinances.

OBSERVATIONS: The proposed lot configuration complies with county ordinance requirements including lot size and public road frontage.

The property is subject to the Village of Rockdale's extraterritorial jurisdiction for the land division review.

DANE COUNTY HIGHWAY ACCESS: The two existing access drives onto County Highway B would not be changed as a result of this petition; however, the eastern driveway that serves the FP-35 zoned Frey property would be fully located on the Frey property after the CSM is recorded. See Highway Department comments below.

CTH B is not a controlled access highway. Any future change of use of existing accesses would require a permit Highway Department. No new additional access will be permitted on CTH B due to reconfiguration of lots. No significant increase of traffic expected due to rezone. (NOTE: Preliminary CSM comments not included in this review. Comments will include dedicating ROW for highway use, and showing "no access" areas, Etc.)

COMPREHENSIVE PLAN: This is a lot line adjustment between two neighboring property owners. The Christiana Comprehensive Plan does not directly address such lot line adjustments. The RM-16 rezone will place the existing house on the same lot as the outbuildings under one zoning district, thereby bringing the lot into better compliance with zoning. For questions about the town plan, contact Senior Planner Majid Allan at (608) 267-2536 or Allan.Majid@danecounty.gov.

RESOURCE PROTECTION: No sensitive environmental areas would be affected by the proposed rezone and CSM. The Frey property contains a mapped intermittent stream which may be subject to shoreland zoning requirements if new construction is proposed in the future. Staff has no concerns with this petition.

TOWN ACTION: Town Board has recommended approval of the petition with no special conditions.

STAFF RECOMMENDATION: Pending any comments at the public hearing, Staff recommends approval subject to the applicant recording the CSM.

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