
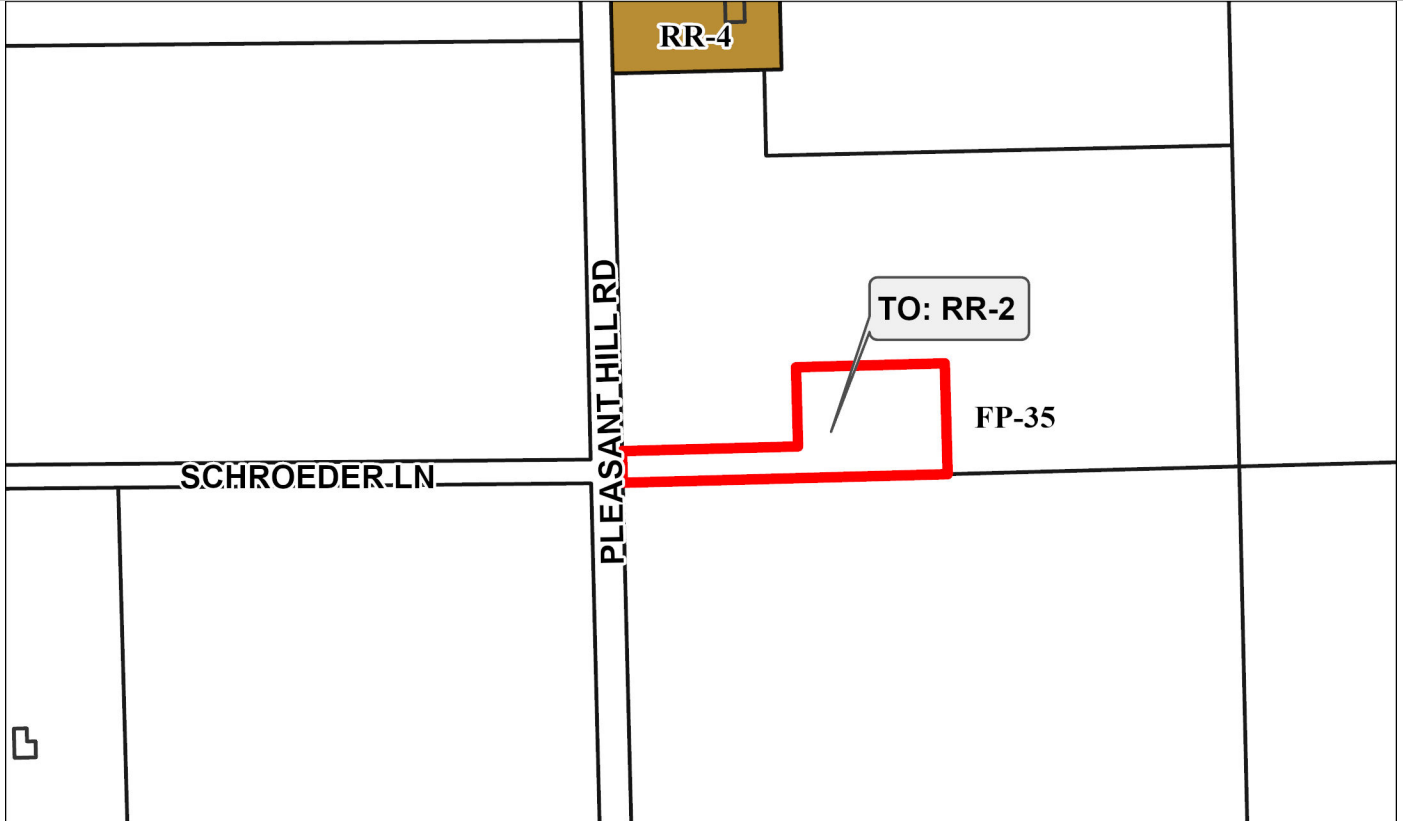


<b>Staff Report</b>    <b>Zoning and Land Regulation Committee</b>	<i>Public Hearing:</i> <b>February 27, 2024</b>		<b>Petition 12007</b>
	<i>Zoning Amendment Requested:</i> <b>FP-35 Farmland Preservation District TO RR-2 Rural Residential District</b>		<i>Town/Section:</i> <b>DUNKIRK, Section 2</b>
	<i>Size:</i> <b>2.05 Acres</b>	<i>Survey Required:</i> <b>Yes</b>	
	<i>Reason for the request:</i> <b>Creating one residential lot</b>		<i>Applicant:</i> <b>JOHN &amp; SARA BOTHUM</b>
			<i>Address:</i> <b>SOUTH OF 1450 PLEASANT HILL ROAD</b>



**DESCRIPTION:** John and Sara Bothum proposed to create a 2.2-acre residential lot with RR-2 zoning. The goal is to create a future home site for family members.

**OBSERVATIONS:** The proposed lot meets the requirements of the RR-2 zoning district, including lot size and public road frontage. Because DNR maps show wetlands across the western part of the property, the owners had a wetland delineation done to verify the presence of wetlands. The delineation confirmed no wetlands are present on the proposed lot.

The property is within the City of Stoughton’s extraterritorial jurisdiction for review of the land division.

**COMPREHENSIVE PLAN:** The property is located in a designated agricultural preservation area. As indicated on the attached density study report, the property remains eligible for one density unit or “split”. As noted elsewhere in this report, the applicant commissioned a wetland delineation study which documents that there are no wetlands present on the property.

The proposed building site appears reasonably consistent with comprehensive plan policies. In accordance with town comprehensive plan policies, staff recommends a deed restriction be placed on the remaining FP-35 zoned land comprising the Bothum farm unit (tax parcels 051102385610, 051102385010, and 051102380004 prohibiting nonfarm

development. (For questions about the town plan, contact Senior Planner Majid Allan at (608) 267-2536 or [allan@countyofdane.com](mailto:allan@countyofdane.com))

**RESOURCE PROTECTION:** There are no sensitive environmental features present on the subject property.

**TOWN ACTION:** On January 15, 2024 the Town Board recommended approval of the petition with no special conditions.

**STAFF RECOMMENDATION:** Pending any comments at the public hearing, staff recommends approval of the petition subject to the applicants recording the CSM for the new lot and the following conditions:

1. A deed restriction shall be recorded on the remaining FP-35 zoned land comprising the Bothum farm unit (tax parcels 051102385610, 051102385010, and 051102380004) stating the following:

Further residential/nonfarm development is prohibited on the remaining FP-35 zoned land. The housing density rights for the original Raymond L. Bolhum farm have been exhausted per the Town Comprehensive Plan density policies.

Any questions about this petition or staff report please contact Rachel Holloway at (608) 266-9084 or [holloway.rachel@countyofdane.com](mailto:holloway.rachel@countyofdane.com)