
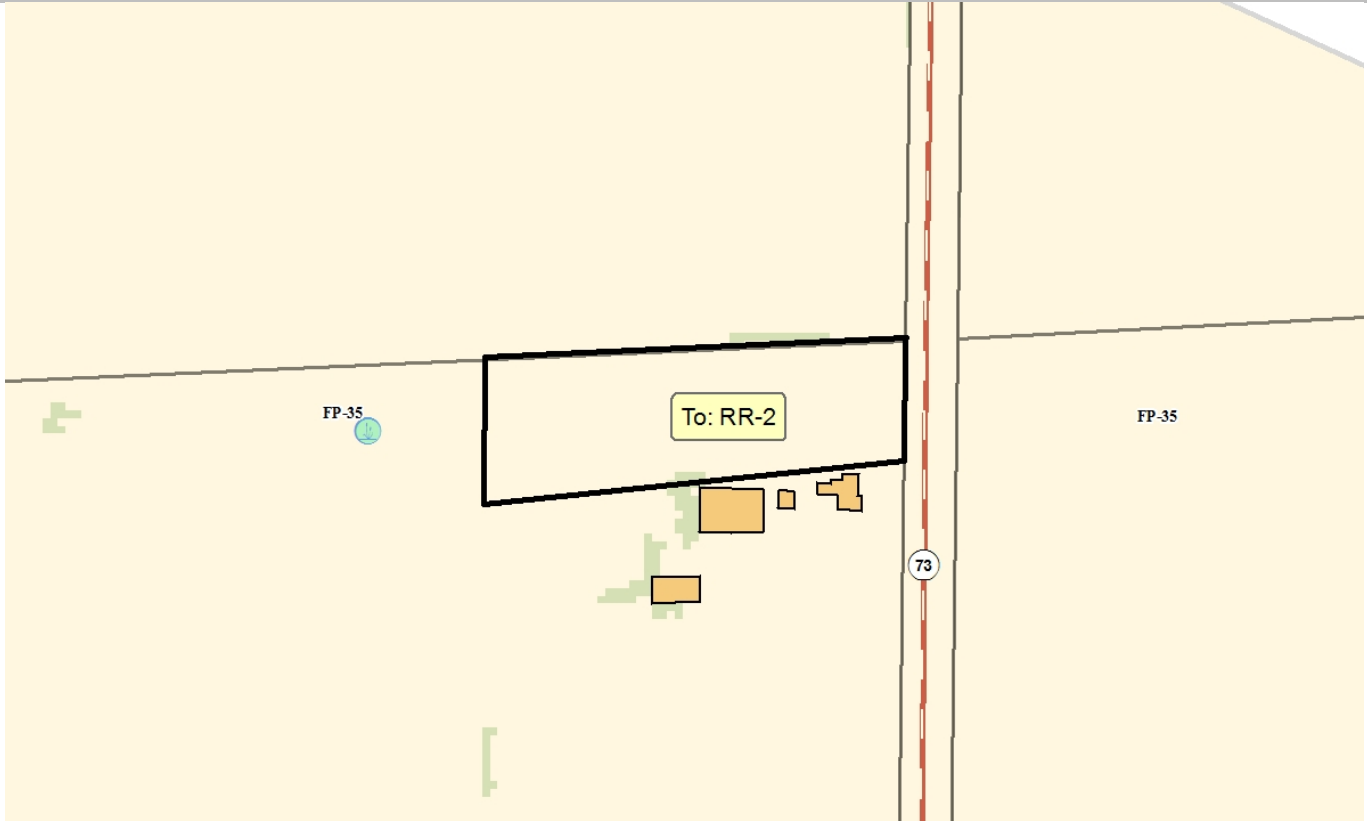


Staff Report  Zoning and Land Regulation Committee Questions? Contact: Majid Allan: 267-2536 allan@countyofdane.com	<i>Public Hearing:</i> December 22, 2020	Petition 11618	
	<i>Zoning Amendment Requested:</i> FP-35 Farmland Preservation District TO RR-2 Rural Residential District	<i>Town/Section:</i> YORK, Section 34	
	<i>Size:</i> 2.3 Acres	<i>Survey Required:</i> Yes	<i>Applicant</i> EBERT STONEY ACRES LLC
	<i>Reason for the request:</i> Creating one residential lot		<i>Address:</i> NORTH OF 6523 STATE HWY 73



DESCRIPTION: Applicants seek to create a new 2.3 acre RR-2 zoned residential lot for future development. The farm owner’s son and daughter in law intend to build a new residence on the parcel.

OBSERVATIONS: Existing use of the property is agricultural. Surrounding land uses include agriculture / open space, and scattered rural residences. The lot is located immediately north of the property owner’s existing residence. No sensitive environmental features observed. A driveway access permit to State Highway 73 will need to be obtained from WISDOT.

TOWN PLAN: The property is located in the town’s agricultural preservation area. Development is limited to 1 lot per 75 acres owned as of August 28, 1980.

RESOURCE PROTECTION: No resource protection corridors located on the property.

STAFF: As indicated on the attached density study report, the property remains eligible for 2 density units (“splits”). If the petition is approved, one possible split will remain available. The proposal is reasonably consistent with town plan policies. The town has approved the petition contingent on obtaining a state driveway access permit. Staff recommends approval of the petition with town conditions.

TOWN: Approved, with a condition requiring state approval of a driveway permit.