



Staff Report

Zoning and Land Regulation
Committee

Public Hearing: **November 27, 2018**

Petition: **Petition 11363**

Zoning Amendment:
**A-1EX Agriculture District TO A-4
Agriculture District, A-1EX
Agriculture District TO RH-4 Rural
Homes District**

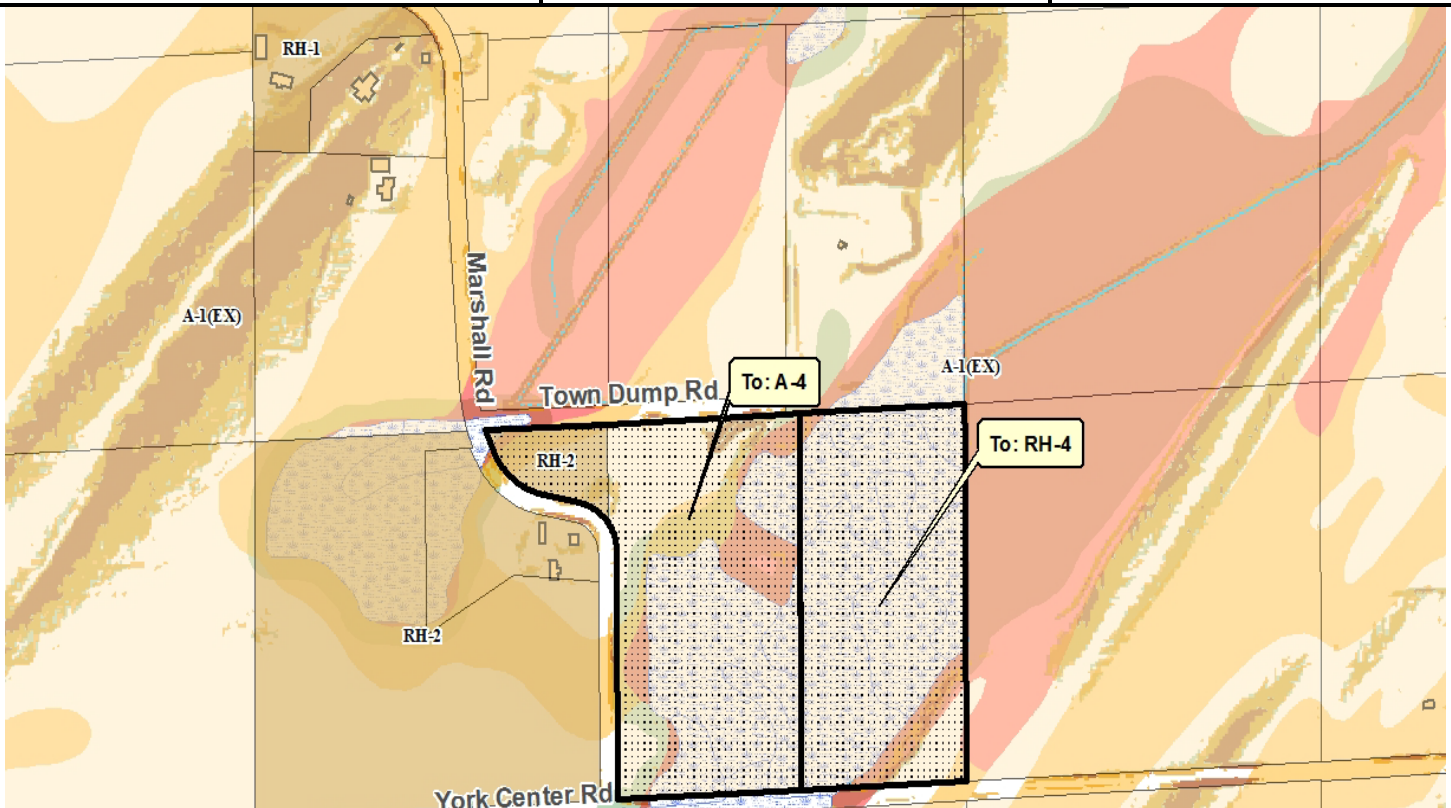
Town/sect:
YORK, Section 14

Acres: 24.36, 18.5
Survey Req. Yes

Applicant
JOHN PROSSER

Reason:
**creating one residential lot and
one small agriculture lot**

Location:
**INTERSECTION OF
MARSHALL RD AND YORK
CENTER RD**



DESCRIPTION: The applicant wishes to create a rural residential lot, and keep the remaining land in exclusive agriculture.

OBSERVATIONS: The subject property is surrounded primarily with agricultural uses with a small number of residential uses.

TOWN PLAN: The subject property is located in the agricultural preservation area of the land use element of the town of York Comprehensive Plan. The town uses a density policy of one development right "split" per 75 original farm acreage owned as of September 10, 1979. This petition (#11363) will use one of the two splits remaining from the original farm.

RESOURCE PROTECTION: There is a considerable amount of DNR mapped wetlands on the property, and the buildable area is in the southeastern corner of the proposed RH-4 parcel.

STAFF: The petition should be approved with a condition that the currently mapped wetlands are shown on the certified survey map (CSM).

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