
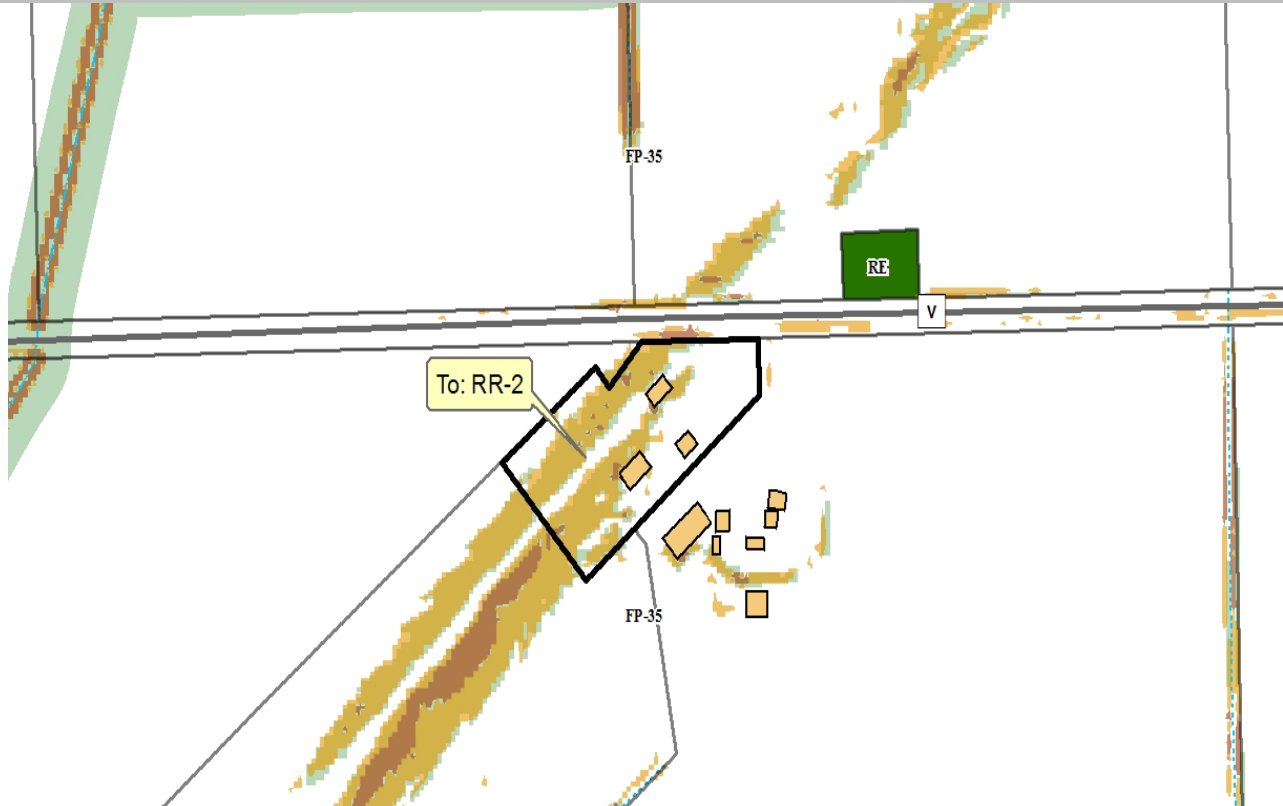


Staff Report  Zoning and Land Regulation Committee	<i>Public Hearing:</i> May 12, 2020	Petition 11529	
	<i>Zoning Amendment Requested:</i> FP-35 (General Farmland Preservation) District TO RR-2 (Rural Residential, 2 to 4 acres) District		<i>Town/Section:</i> YORK, Section 9
	<i>Size:</i> 3.01 Acres	<i>Survey Required:</i> Yes	<i>Applicant:</i> CAROLINE A ALLEN
	<i>Reason for the request:</i> Separating existing residence from farmland		<i>Address:</i> 909 COUNTY HIGHWAY V



DESCRIPTION: The applicant wishes to separate the existing residence from the farmland.

OBSERVATIONS: A two lot Certified Survey Map is proposed, with the house and buildings going on a 3 acre RR-2 zoned parcel, and the larger ~50 acre ag parcel retaining the current FP-35 zoning. No new development proposed.

TOWN PLAN: The town of York uses a density policy of 1 development right per 75 acres owned as of 9-10-1979. The existing house already counts as one of the 2 development rights used. Based on the applicant’s ownership of ~50 acres from the original farm, it appears they are not eligible for an additional development right beyond the existing residence.

RESOURCE PROTECTION: The subject property does not contain environmentally sensitive features.

DANE COUNTY HIGHWAY DEPT: CTH V is not a controlled access highway. No significant increase of traffic expected due to rezone. Any changes to use of exiting access requires permit. Joint use access will be required where possible. Access easement required for access to remaining agricultural lands and residential.

STAFF: The proposal is consistent with the town and County Comprehensive Plans. Staff recommends approval.

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

QUESTIONS? Call Pam Andros at 608-261-9780 or email andros@countyofdane.com.