
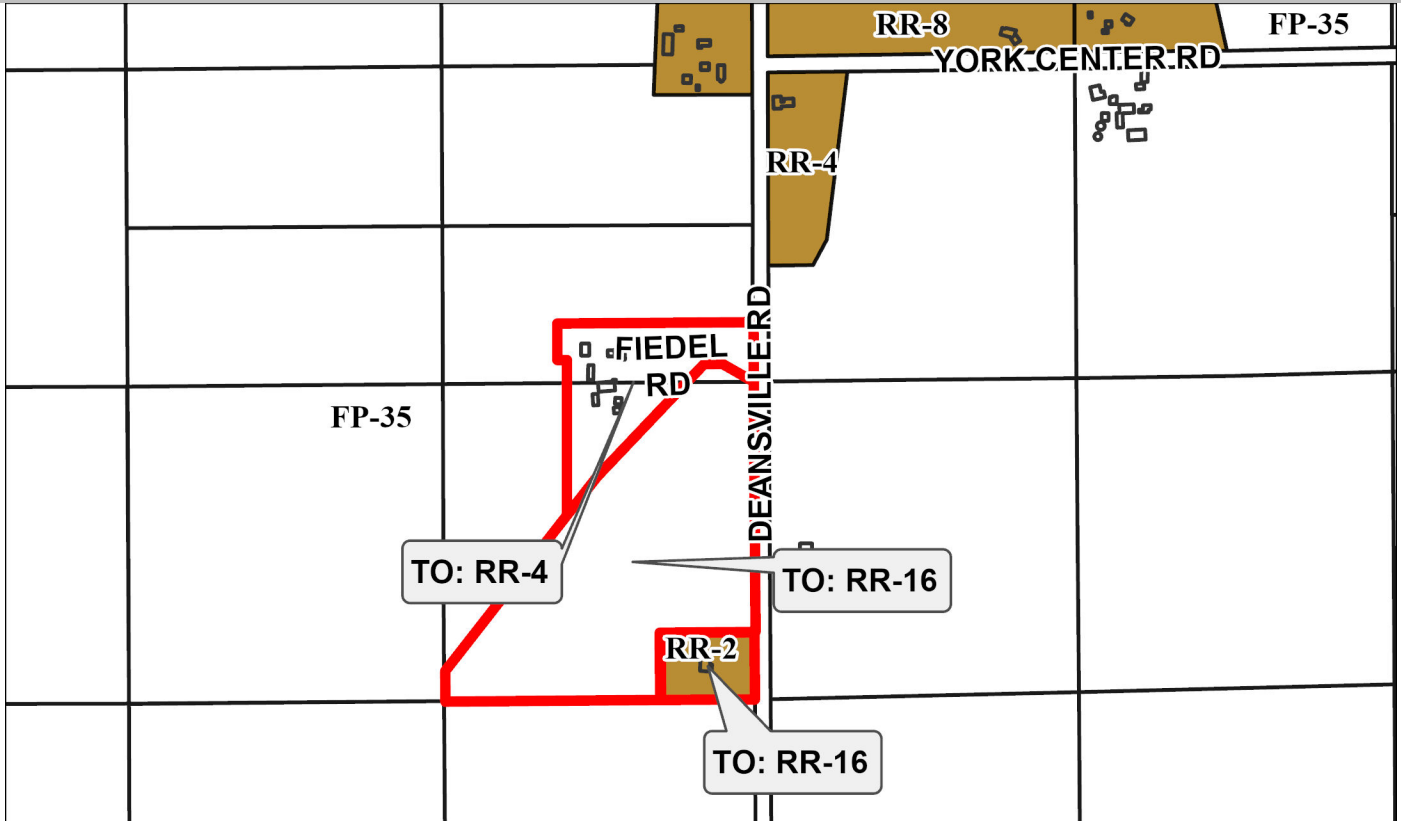


Staff Report  Zoning and Land Regulation Committee	<i>Public Hearing:</i> March 26, 2024	Petition 12021	
	<i>Zoning Amendment Requested:</i> FP-35 Farmland Preservation District TO RR-4 Rural Residential District; FP-35 Farmland Preservation and RR-2 Rural Residential District TO RR-16 Rural Residential District		<i>Town/Section:</i> YORK, Section 20
	<i>Size:</i> 7.3,23.7,2.5 Acres	<i>Survey Required:</i> Yes	<i>Applicant:</i> DAVE AUCHTUNG
	<i>Reason for the request:</i> creating two residential lots for existing residences		<i>Address:</i> 7003 & 7063 DEANSVILLE ROAD



DESCRIPTION: Applicant Dave Auchtung proposes to reconfigure two existing home sites to create two residential lots for estate planning purposes. One lot is an existing certified survey map lot that would be expanded; the other lot would be a new lot separating a farmstead from the rest of the farm. The proposed lots would be 26.2 and 7.3 acres in size, with RR-16 and RR-4 zoning.

OBSERVATIONS: The proposed lots conform to the requirements of the proposed zoning districts, including lot size, building coverage and setbacks, and public road frontage. The RR Rural Residential zoning districts allow for both residential and small-scale farming use. No change is proposed to the existing driveways.

COMPREHENSIVE PLAN: The property is within an agricultural preservation area as defined in the town/county comprehensive plan. New development is limited to 1 lot or dwelling per 75 acres owned as of August 8, 1980. As indicated on the attached density study report, the town does not count separation of pre-existing farm residences and the property will remain eligible for 1 density unit or “split” if the petition is approved. Note that the Auchtung family owns ~280 acres of additional adjoining acreage that was held in separate ownership in August of 1980 and not factored in the attached density study. The current proposal appears consistent with comprehensive plan policies. (For questions about the town plan, contact Senior Planner Curt Kodl at (608) 266-4183 or kodl@countyofdane.com)

RESOURCE PROTECTION: Property contains wetlands and hydric soils. Future development may be subject to shoreland zoning due to an apparent intermittent stream that crosses the land from northeast to southwest. No development is proposed at this time.

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

STAFF RECOMMENDATION: Staff recommends approval with the following condition:

1. The applicant shall record a CSM with the Register of Deeds for the new lot boundaries.

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