

Staff Report



Zoning and Land Regulation Committee

Questions? Contact:
Majid Allan, 267-2536

Public Hearing: **October 22, 2019**

Zoning Amendment Requested:

FP-35 (Farmland Preservation) District TO FP-1 (Small Lot Farmland Preservation) District, FP-35 (Farmland Preservation) District TO RR-8 (Rural Residential, 8 to 16 acres) District, FP-35 (Farmland Preservation) and RR-2 (Rural Residential) District TO RR-8 (Rural Residential) District

Size: **4.7,10.89,12.6 Acres**

Survey Required: **Yes**

Reason for the request:

SEPARATING EXISTING RESIDENCE FROM FARM, ZONING COMPLIANCE FOR SALE OF LAND TO ADJOINING OWNER, ZONING COMPLIANCE FOR REMNANT ACREAGE

Petition 11486

Town/Section:

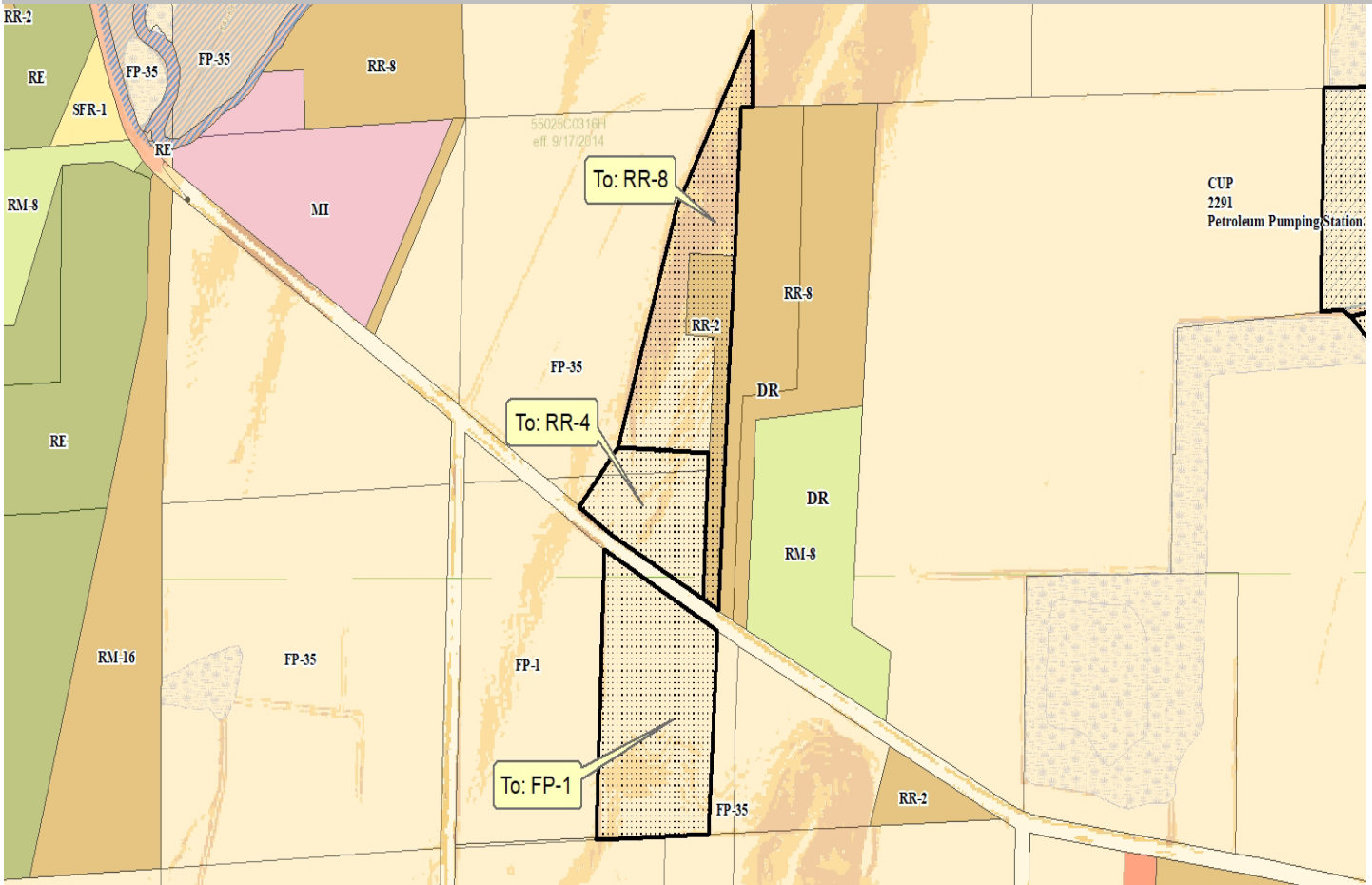
MEDINA, Section 14

Applicant

**LAUFENBERG REV TR,
ANTHONY P & ALYCE
J**

Address:

5604 BOX ELDER RD.



DESCRIPTION: The applicant is separating off the farm home and outbuildings onto a 4.7 acre RR-4 zoned parcel, and selling 8 acres to her brother who owns the adjoining 2.89 RR-2 zoned property at 5580 Box Elder Rd. RR-8 zoning is requested for the expanded neighboring parcel, which would total approximately 11 acres. FP-1 zoning is requested for approximately 12 acres of remaining farm acreage lying south of the road.

OBSERVATIONS: The subject property is surrounded by agricultural use and a few rural single-family residential lots. No significant environmental features observed.

TOWN PLAN: The subject property is located in the agricultural preservation future land use district. The town uses a density policy of one dwelling per 35 acres owned as of 2-4-1981.

RESOURCE PROTECTION: The subject property is not in an environmental corridor.

STAFF: As indicated on the attached density study report, the property is not eligible for any *new* residential development. The proposed separation of the existing residence, sale of land to the adjoining owner, and zoning compliance for farmland lying south of Box Elder Road is consistent with town plan policies. The property was previously deed restricted to prohibit additional residential development.

Staff recommends approval with town conditions.

TOWN: The town board approved the petition with a condition requiring the applicant to record a deed restriction limiting the keeping of livestock to the town of Medina's definition of 1 animal unit / acre.