
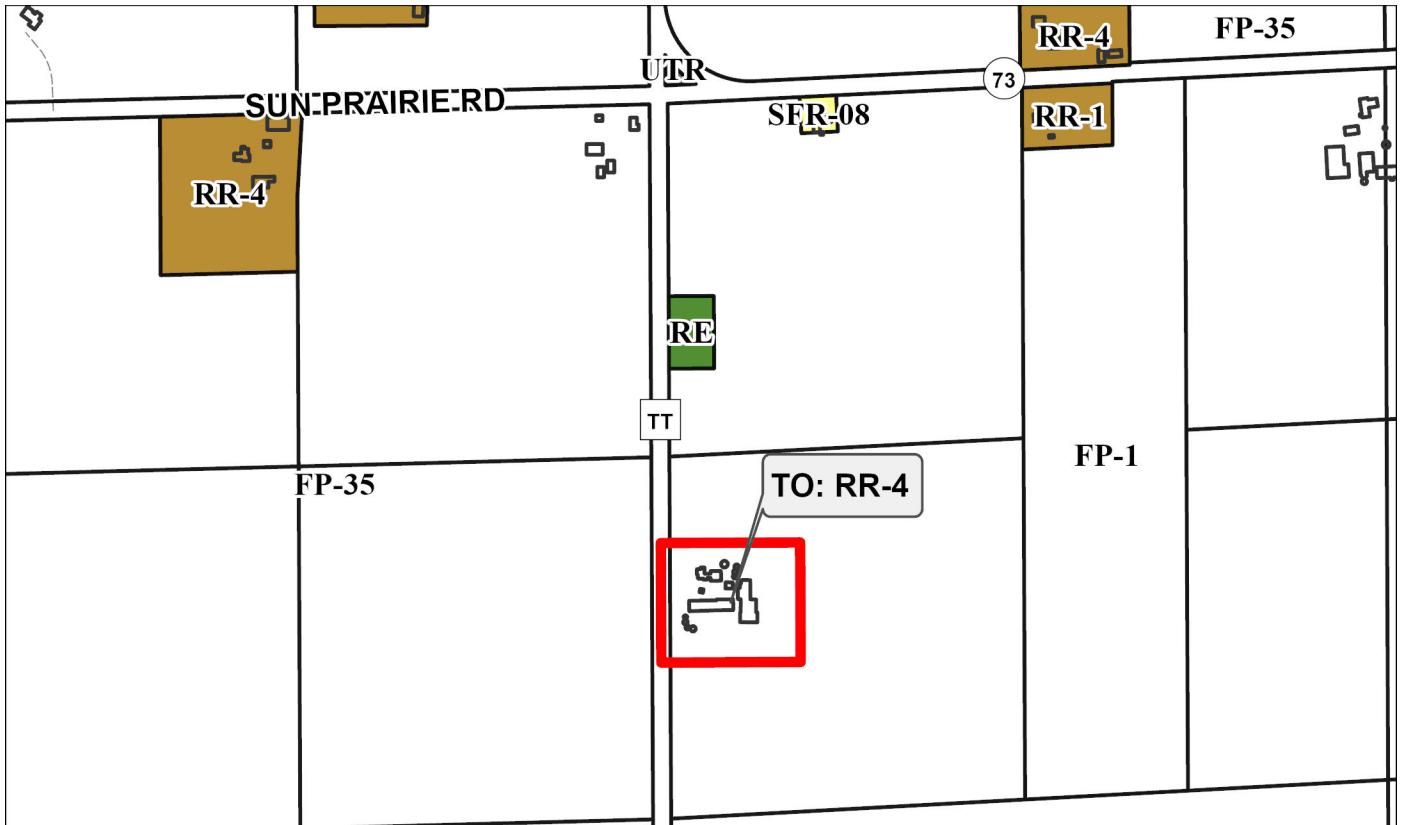


Staff Report  Zoning & Land Regulation Committee	<u>Public Hearing:</u> September 24, 2024	Petition 12090
	<u>Zoning Amendment Requested:</u> FP-35 Farmland Preservation District TO RR-4 Rural Residential District	<u>Town, Section:</u> YORK, Section 27
	<u>Size:</u> 4.7 Acres	<u>Survey Required:</u> YES
	<u>Reason for the request:</u> Separating existing residence from farmland	
		<u>Applicant:</u> HENRY E & ALICE A SCHUSTER REV TR
		<u>Address:</u> 6770 COUNTY HIGHWAY TT



DESCRIPTION: Applicant David Riesop, on behalf of Tammi Schoenmann agent for the Schuster Trust, proposes to divide the existing farmstead from the surrounding farm land on a 4.7-acre lot created via certified survey map (CSM).

OBSERVATIONS: The proposed lot meets ordinance requirements including lot size, public road frontage, building coverage, and building setbacks. In RR zoning districts, livestock use is limited to one animal unit per acre. The property contains large agricultural buildings, which under RR zoning could only be used as residential accessory buildings.

COUNTY HIGHWAY: Highway TT is not access-restricted at this location, and no change is proposed to the current driveway access. However, a change of use or change to any existing access requires an access permit from Dane County Highway Department. A change may be needed to ensure that the surrounding farm land has a field access located outside the boundaries of the new lot. Please contact Kevin Eslick 608-283-1486 / eslick.kevin@danecounty.gov.

COMPREHENSIVE PLAN: The proposal is in the Agriculture Preservation Planning Area; no new development is proposed. The Town of York does not count pre-1980 homes as part of the density limitations. The proposal is consistent with both the Town and County Comprehensive Plans. For questions about the town plan, contact Senior Planner Curt Kodl at (608) 266-4183 or kodl.curt@danecounty.gov.

RESOURCE PROTECTION: No sensitive environmental features on or within 300 feet of the subject property.

TOWN ACTION: The Town Board recommended approval of the petition with no conditions.

STAFF RECOMMENDATION: The applicant has recently obtained a driveway access permit that addresses the County Highway's concerns. Pending any comments at the public hearing, staff would recommend approval subject to the recording of a certified survey map.

Please contact Rachel Holloway at (608) 266-9084 or holloway.rachel@danecounty.gov if you have questions about this petition or staff report.