
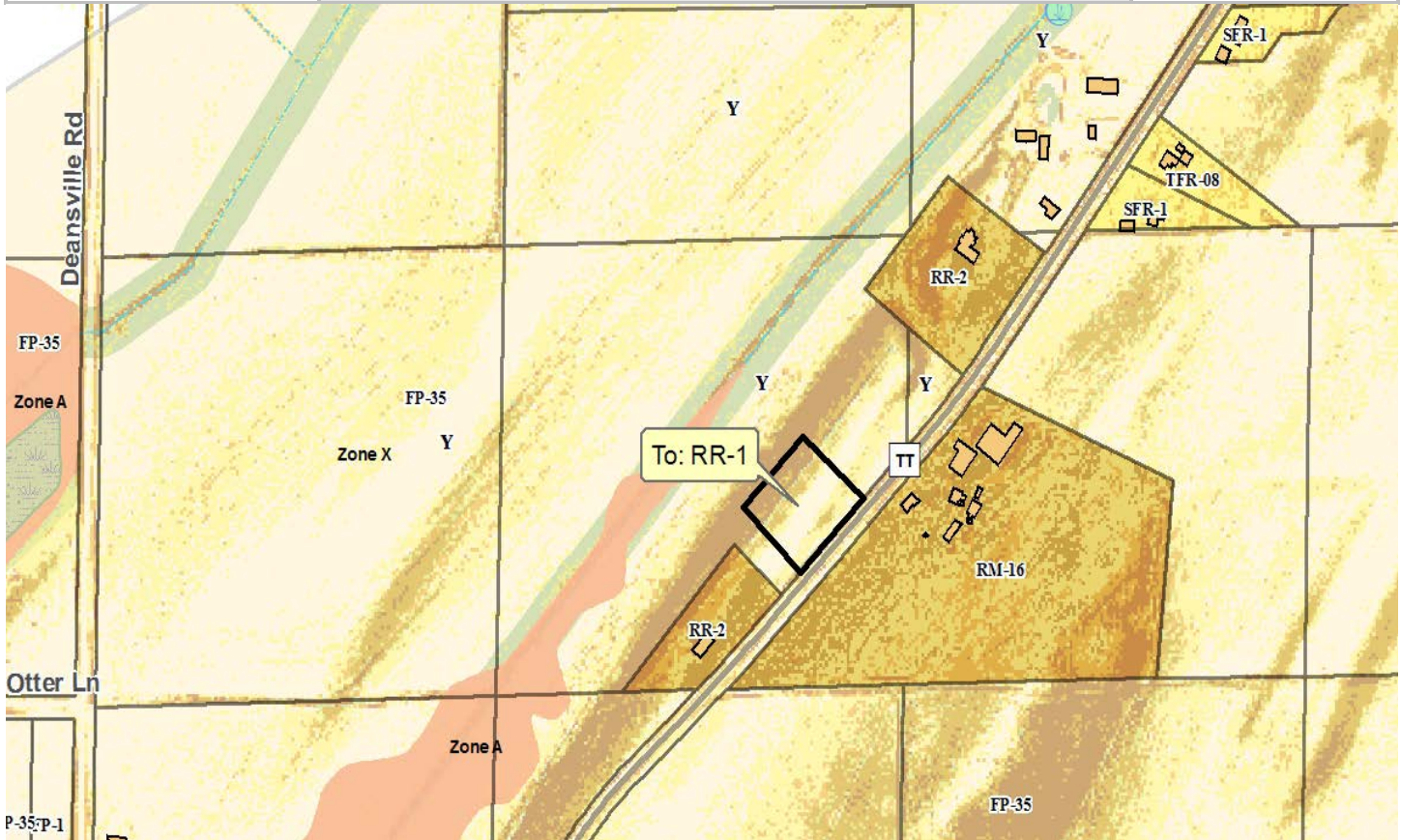


<p>Staff Report</p>  <p>Zoning and Land Regulation Committee</p> <p>Questions? Contact: Majid Allan – 267-2536 allan@countyofdane.com</p>	<p><i>Public Hearing:</i> June 23, 2020</p>	<p>Petition 11563</p>
	<p><i>Zoning Amendment Requested:</i> FP-35 (General Farmland Preservation) District TO RR-1 (Rural Residential, 1 to 2 acres) District</p>	<p><i>Town/Section:</i> YORK, Section 33</p>
	<p><i>Size:</i> 1.7 Acres</p>	<p><i>Survey Required:</i> Yes</p>
	<p><i>Reason for the request:</i> Creating one residential lot</p>	<p><i>Applicant:</i> BRIAN HENNING</p> <p><i>Address:</i> NORTHEAST OF 6471 COUNTY HWY TT</p>



DESCRIPTION: Applicant proposes to create a new 1.77 acre RR-1 (Rural Residential) lot for future single family residential development.

OBSERVATIONS: Current land uses of the property are agriculture/open space. Surrounding land uses are agriculture/open space, and scattered rural residential. Property is characterized by a gently sloping topography. A small area of steep slope topography is located along the western edge of the property. No other sensitive environmental features observed.

TOWN PLAN: The property is located in the town’s agricultural preservation area. Density of development limited to 1 lot per 75 acres owned as of August 28, 1980.

RESOURCE PROTECTION: An area or resource protection corridor associated with the steep slope topography is present on the western edge of the proposed RR-1 lot. Development will not impact the steep slope area.

STAFF: As indicated on the attached density study report, the property was part of a ~280 acre family farm as of 8/28/80 and remains eligible for one density unit or “split”. Previous zoning approvals resulted in deed restrictions being placed on approximately 200 acres of the farm. The proposal is consistent with town plan policies.

Staff recommends approval with the following condition:

1. Applicant shall record a deed restriction on the remaining FP-35 zoned land prohibiting nonfarm development in accordance with town of York comprehensive plan policies (tax parcels 091228396708 and 091228491702).

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