

Staff Report



**Zoning and
Land Regulation
Committee**

Public Hearing: **April 30, 2019**

Zoning Amendment Requested:

RR-8 Rural Residential District to RR-2 and NR-C Natural Resource Conservation District

Size: **2.4,6.2 Acres**

Survey Required: **Yes**

Reason for the request:

Separating existing residence from farmland

Petition 11404

Town/Section:

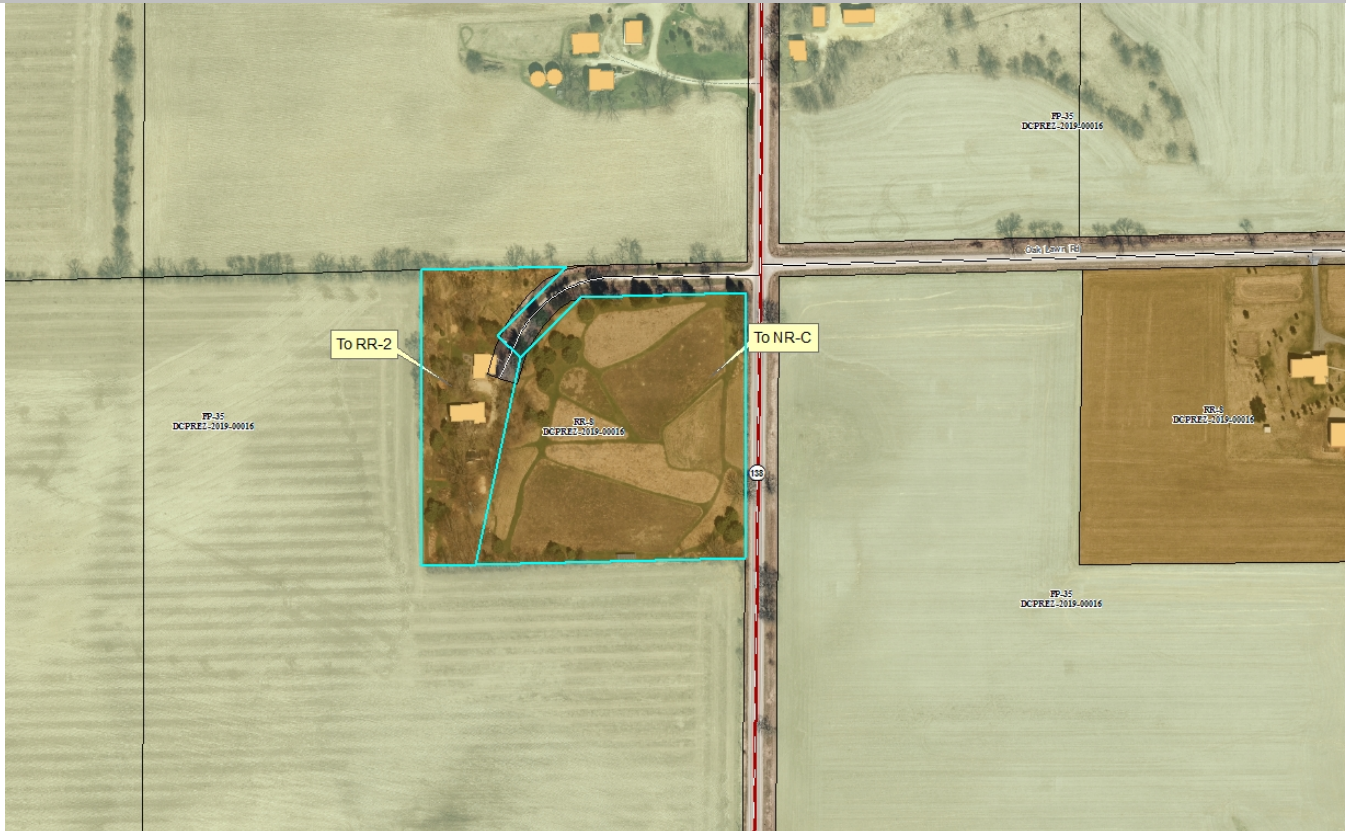
DUNKIRK, Section 31

Applicant

**DANKY-SCHELSHORN
TR**

Address:

**261 STATE HIGHWAY
138**



DESCRIPTION: Applicant owns an existing, ~8 acre RR-8 Rural Residential zoned parcel including residence and outbuildings. Applicant proposes to create a 2.4 acre RR-2 and 6.2 acre NR-C Natural Resource Conservation parcel in order to separate the house and outbuildings from an area of restored prairie. The proposed 6.2 acre NR-C parcel would be transferred to the Historic Cooksville Trust, a charitable organization whose mission is to, "...*help the Cooksville community preserve, conserve, celebrate and enjoy its unique and valuable historical, cultural and natural heritage.*" An endowment will also be provided by the owner to ensure long term maintenance of the property.

OBSERVATIONS: Surrounding land uses include agriculture / open space and scattered rural and farm residences. The proposed NR-C parcel includes areas of restored natural prairie. No other sensitive environmental features observed. No new development proposed.

TOWN PLAN: The property is located in the town's agricultural preservation area.

RESOURCE PROTECTION: No resource protection corridors located on the property.

STAFF: Town plan policies do not allow for the division of existing residential lots for purposes of allowing new development. As noted, the proposal would not result in any additional development and would result in long term preservation of the established prairie. Town policies encourage the preservation of native prairies and other historic and cultural resources. Staff recommends approval, as the proposal is reasonably consistent with town plan policies.

TOWN: The Town Board approved the petition contingent upon the Cooksville Historic Trust being responsible for road damage caused by their use of the Town road.