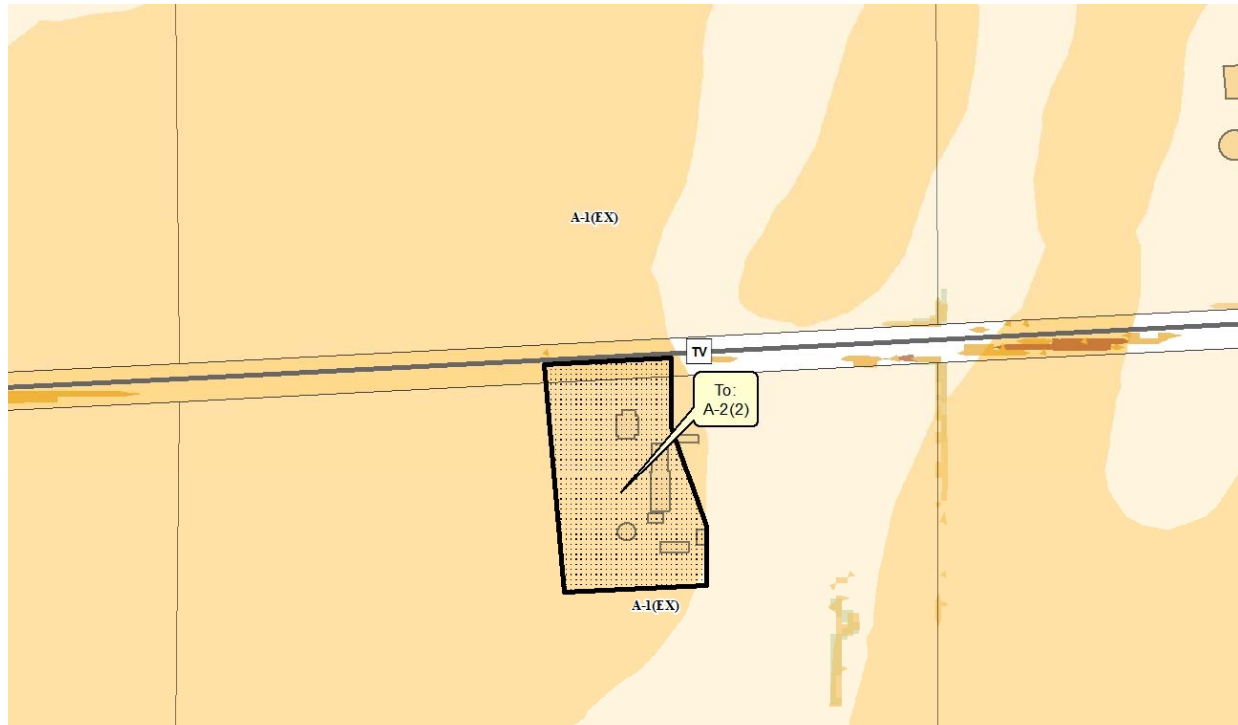




Staff Report

Zoning and Land Regulation Committee	<i>Public Hearing:</i> January 23, 2018	<i>Petition:</i> Petition 11237
	<i>Zoning Amendment:</i> A-1EX Agriculture District TO A-2 (2) Agriculture District	<i>Town/sect:</i> YORK, Section 35
	<i>Acres:</i> 2 <i>Survey Req.</i> Yes	<i>Applicant</i> RONALD G MILLIN
	<i>Reason:</i> Separating existing residence from farmland	<i>Location:</i> 257 COUNTY HIGHWAY TV



DESCRIPTION: The applicant wishes to separate the existing residence from the original 78-acre farm.

OBSERVATIONS: Field access to the surrounding property is available just west of the proposed lot, where a field access already exists. The land is relatively flat, without a deep ditch between the roadway and the field, allowing it to be used for access. The entire proposed lot consists of Class II soils.

TOWN PLAN: The Town of York uses a one per 75 density policy. As part of the policy, separation of the original farm does not count as a density unit (a.k.a. split). As indicated on the attached density study report, the farm property remains eligible for 1 split / density unit.

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

STAFF: The proposal meets requirements of the requested zoning district, and is consistent with the town and county comprehensive plans.

DANE COUNTY HWY: CTH TV is not a controlled access highway. Any changes in use of existing access or new points of access requires a permit.

TOWN: The town approved the petition with no conditions.

NOTICE:
The Town's Zoning District Maps will be revised at the end of the year as part of a zoning code update. Established zoning will be updated to the most similar zoning district.
The **A-2 Zoning** will be automatically changed to the **RR Rural Residential District**.
See update info at: https://plandev.countyofdane.com/zoning/comprehensive_revision_special_projects.aspx