
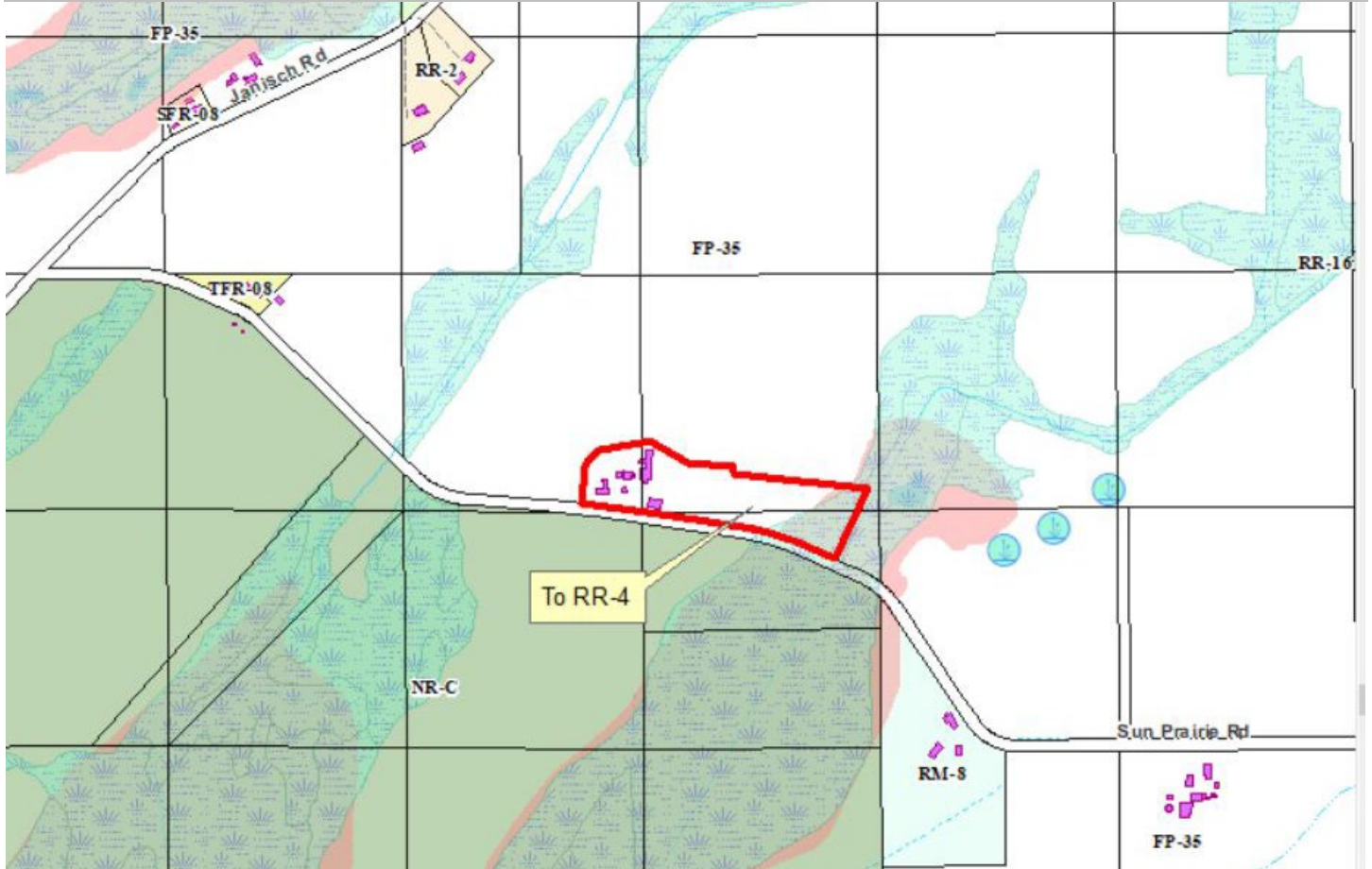


<b>Staff Report</b>  <b>Zoning &amp; Land Regulation Committee</b>	<u>Public Hearing:</u> <b>February 25, 2025</b>	<b>Petition 12143</b>	
	<u>Zoning Amendment Requested:</u> <b>FP-35 Farmland Preservation District TO RR-4 Rural Residential District</b>	<u>Town, Section:</u> <b>YORK, Section 19</b>	
	<u>Size:</u> <b>11.49 Acres</b>	<u>Survey Required:</u> <b>Yes</b>	<u>Applicant:</u> <b>JOYCE AUCHTUNG c/o DAVE AUCHTUNG</b>
	<u>Reason for the request:</u> <b>create lot for existing residence and create one residential lot</b>		<u>Address:</u> <b>1316 SUN PRAIRIE ROAD</b>



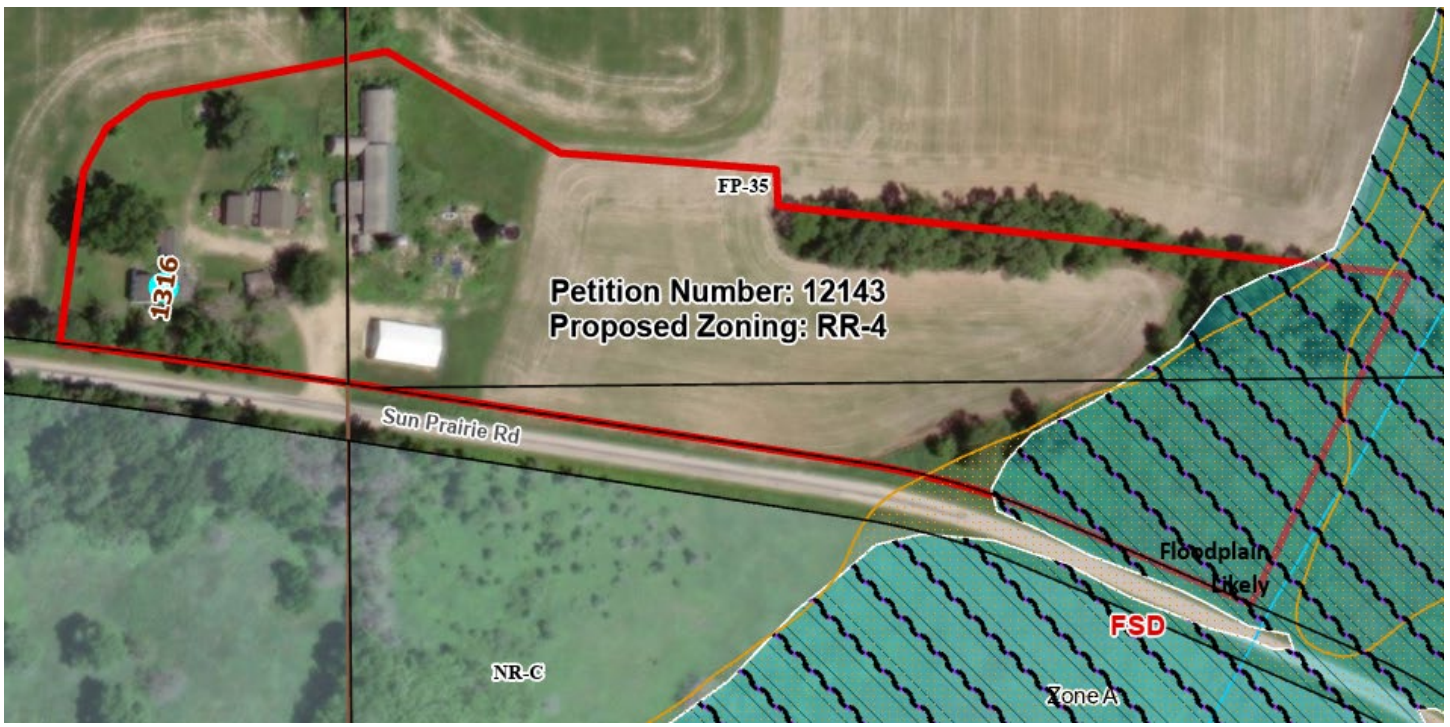
**DESCRIPTION:** Applicant would like to create two rural residential lots with RR-4 zoning – one for an existing farmstead and agricultural buildings, and another lot for a future home site.

**OBSERVATIONS:** The proposed lots meet county ordinance requirements including lot size, public road frontage, lot coverage by buildings, and building setbacks. The septic tank location is known; however, the septic field will need to be identified on the final CSM to ensure it is located on the lot and be at least five feet from the lot line.

In the RR-4 zoning district, livestock use is limited to one animal unit per acre of land.

**COMPREHENSIVE PLAN:** The proposal is consistent with the Comprehensive Plan. For questions about the town plan, contact Senior Planner Bridgit Van Belleghem [vanbelleghem.bridgit@danecounty.gov](mailto:vanbelleghem.bridgit@danecounty.gov).

**RESOURCE PROTECTION:** There are DNR-mapped wetlands, wetland indicator soils, and FEMA floodplain on roughly the eastern quarter of the new proposed lot, in proximity to a perennial stream located just east of the lot (see image below, with wetland in dotted pattern, floodplain in blue). There appears to be adequate room for home construction and a septic system outside of these areas and beyond the minimum 75-foot wetland setback/buffer.



**TOWN ACTION:** The Town Board has recommended approval of the rezone with no special conditions.

**STAFF RECOMMENDATION:** Pending any comments at the public hearing, staff recommends approval of the petition with one condition:

1. Applicant shall show the location of the existing septic drainfield on the certified survey map.

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