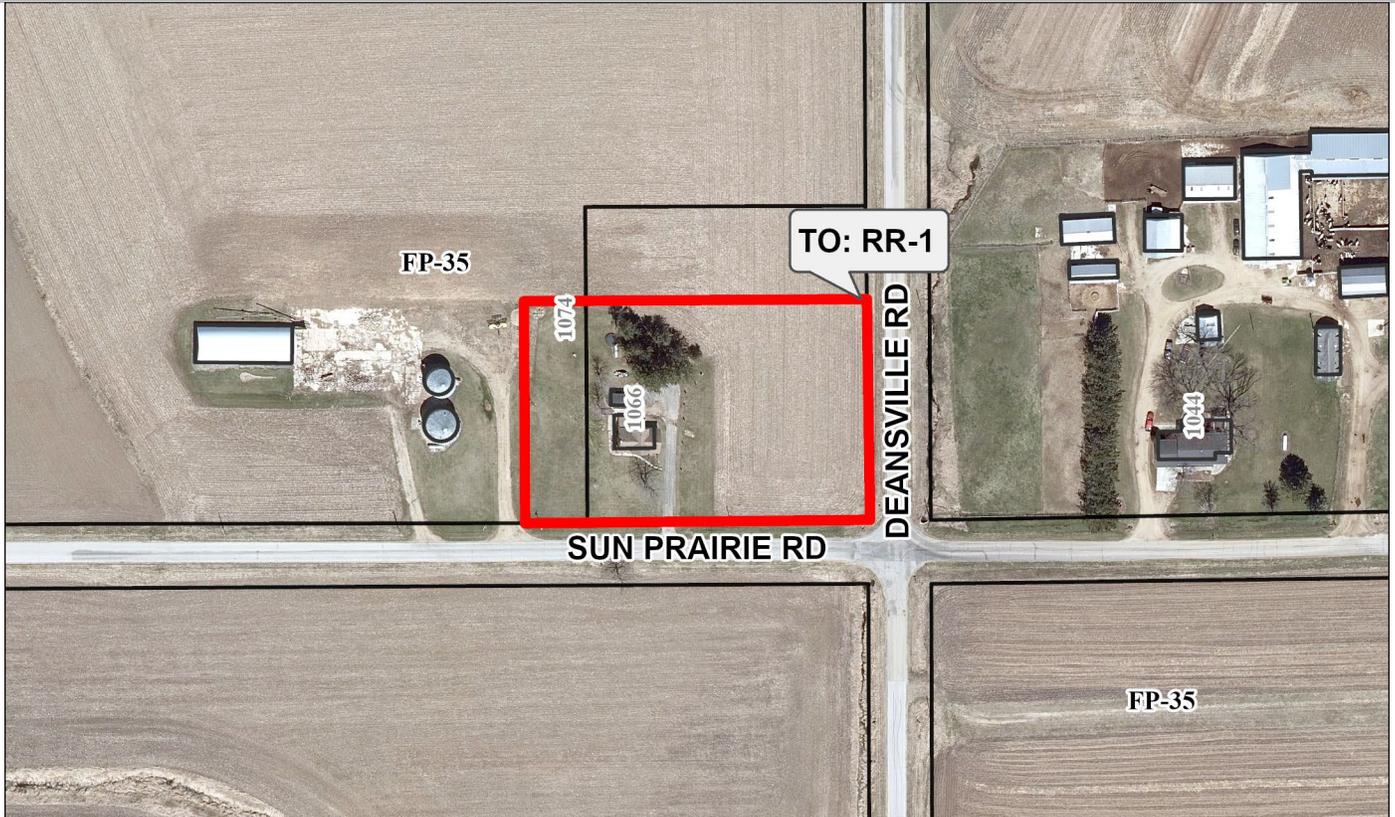


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| Staff Report  Zoning and Land Regulation Committee | <i>Public Hearing:</i> November 28, 2023 | Petition 11987 | |
| | <i>Zoning Amendment Requested:</i> FP-35 Farmland Preservation District TO RR-1 Rural Residential District | <i>Town/Section:</i> YORK, Section 20 | |
| | <i>Size:</i> 1.9 Acres | <i>Survey Required:</i> Yes | <i>Applicant</i> TOM & KAREN WADDELL FAMILY TRUST |
| | <i>Reason for the request:</i> Separating existing residence from farmland | | <i>Address:</i> 1066 SUN PRAIRIE RD |



DESCRIPTION: The Waddells propose a rezone in order to create a 1.9-acre residential lot, by separating the farmstead from the farm lands at the northwest corner of Deansville and Sun Prairie Roads. No new development is proposed. The petition would correct an illegal land division by placing the home on a legal lot of record.

OBSERVATIONS: The proposed lot meets the requirements of the proposed RR-1 zoning district, including lot size, public road frontage, building coverage, and building setbacks. Existing records for the septic system confirm that the septic system is located completely within the boundary of the proposed lot.

COMPREHENSIVE PLAN: The proposal is in the agricultural preservation area of the Town of York Comprehensive Plan. Town of York has a density policy of 1 per 75 acres. Separation of pre 1980 homes do not count against the Town’s density policy. The original farm will still have 3 splits available if this rezone is approved. This proposal is consistent with the policies in the Town and County Comprehensive Plans. (For questions about the town plan, contact Senior Planner Curt Kodl at (608) 266-4183 or kodl@countyofdane.com)

RESOURCE PROTECTION: Most of the site is within the shoreland zone due to proximity to an intermittent stream that abuts the property and runs along Deansville Road and crosses it from northeast to the southwest. No concerns; no new development is proposed.

TOWN ACTION: On October 9, 2023 the Town Board recommended approval of the rezone with no special conditions.

STAFF RECOMMENDATION: Pending any comments heard at the public hearing, staff recommends approval of the petition with no conditions other than the applicant recording the CSM for the new lot.

Any questions about this petition or staff report please contact Rachel Holloway at (608) 266-9084 or holloway.rachel@countyofdane.com