
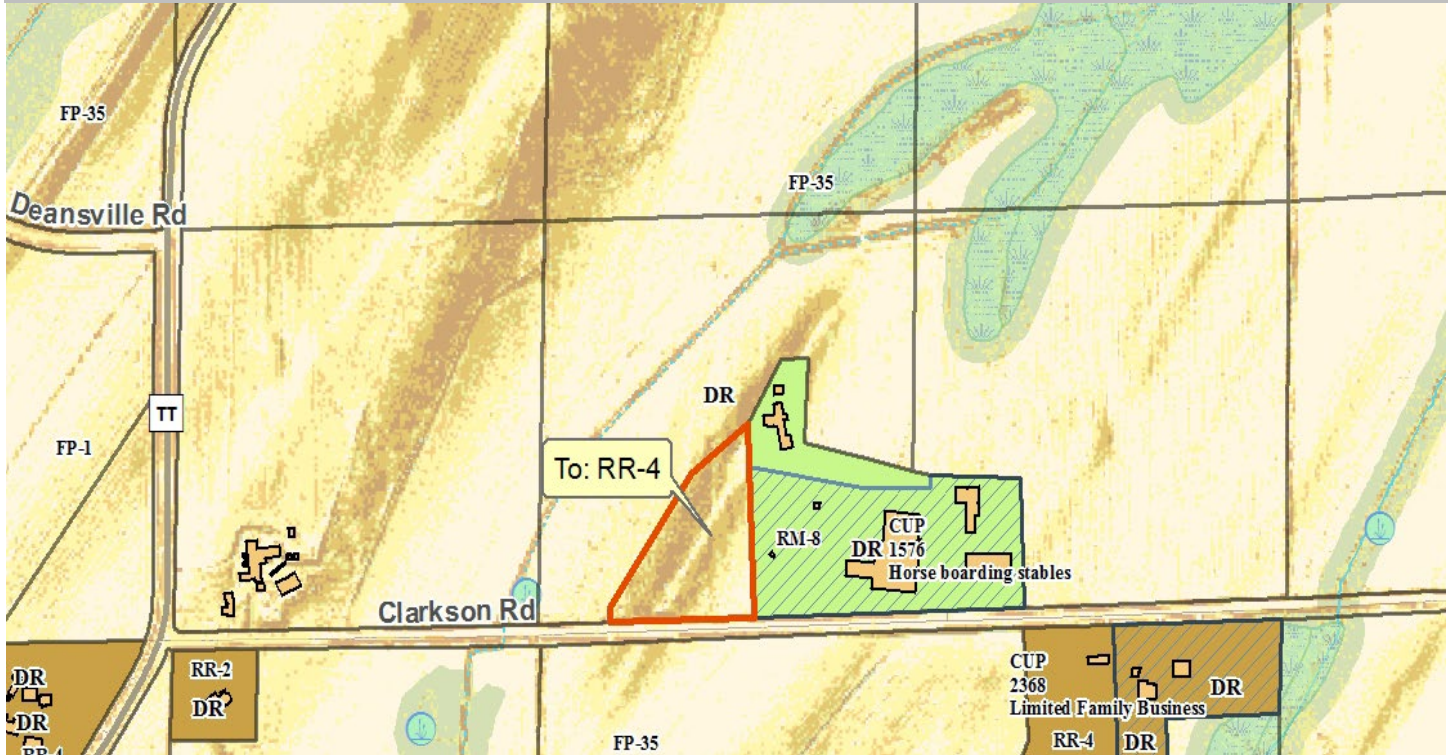


<b>Staff Report</b>    <b>Zoning and Land Regulation Committee</b>	<i>Public Hearing:</i> <b>March 22, 2022</b>		<b>Petition 11810</b>
	<i>Zoning Amendment Requested:</i> <b>FP-35 Farmland Preservation District TO RR-4 Rural Residential District</b>		<i>Town/Section:</i> <b>YORK, Section 33</b>
	<i>Size:</i> <b>4.53 Acres</b>	<i>Survey Required:</i> <b>Yes</b>	
	<i>Reason for the request:</i> <b>Creating one residential lot</b>		<i>Applicant</i> <b>PAULSON INVESTMENTS LLC</b>
			<i>Address:</i> <b>WEST OF 852 CLARKSON ROAD</b>



**DESCRIPTION:** The applicant proposes to create a new 4.5 acre RR-4 (Rural Residential) parcel for future development.

**OBSERVATIONS:** Current land uses are open space / woodland. Surrounding land uses are ag / open space, scattered rural residences, and a horse boarding operation located on the adjoining property to the east. There are steep slopes on the property over 20% grade that appear to be associated with a glacial drumlin.

**TOWN PLAN:** The property is located in an agricultural preservation area.

**RESOURCE PROTECTION:** An area of resource protection corridor associated with the steep slope topography is located on the property.

**STAFF:** The property remains eligible for one density unit or “split”. As noted above, there is a wooded glacial drumlin on the proposed RR-4 lot, characterized by steep slopes over 12%, and in some areas 20%, grade. Town plan policies discourage development on slopes over 12% grade.

There appear to be sufficient buildable area on the parcel outside of the steep slope topography, including portions of the drumlin itself.

- xi. Land that may be considered for rezoning, subdivision, or development should satisfy all other applicable policies in this plan and:
  1. Be adjacent to existing roads and be located where there is little possibility of conflict with surrounding agricultural uses;
  2. Be located such that development is not likely to disturb or destroy any important natural features such as significant woodland areas, wetlands, steep slopes over 12% grade, and hedge rows.

*Excerpt from Town of York Comp Plan Siting Policies*

Pending town action on the proposal, and any concerns expressed at the public hearing, staff recommends the following possible conditions of approval:

1. Structural development on the property shall be located outside of the steep slope areas exceeding 12% grade. The area of steep slope topography over 12% grade shall be delineated on the final Certified Survey Map.

Any questions about this petition or staff report, please contact Majid Allan at (608) 267-2536 or [allan@countyofdane.com](mailto:allan@countyofdane.com)

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



*Image Showing Glacial Drumlin*