



# Staff Report

Public Hearing: **January 24, 2017**

Petition: **Rezone 11076**

Zoning Amendment:  
**A-1EX Exclusive Agriculture District to A-2(4) Agriculture District**

Town/sect:  
**York Section 11**

Zoning and Land Regulation Committee

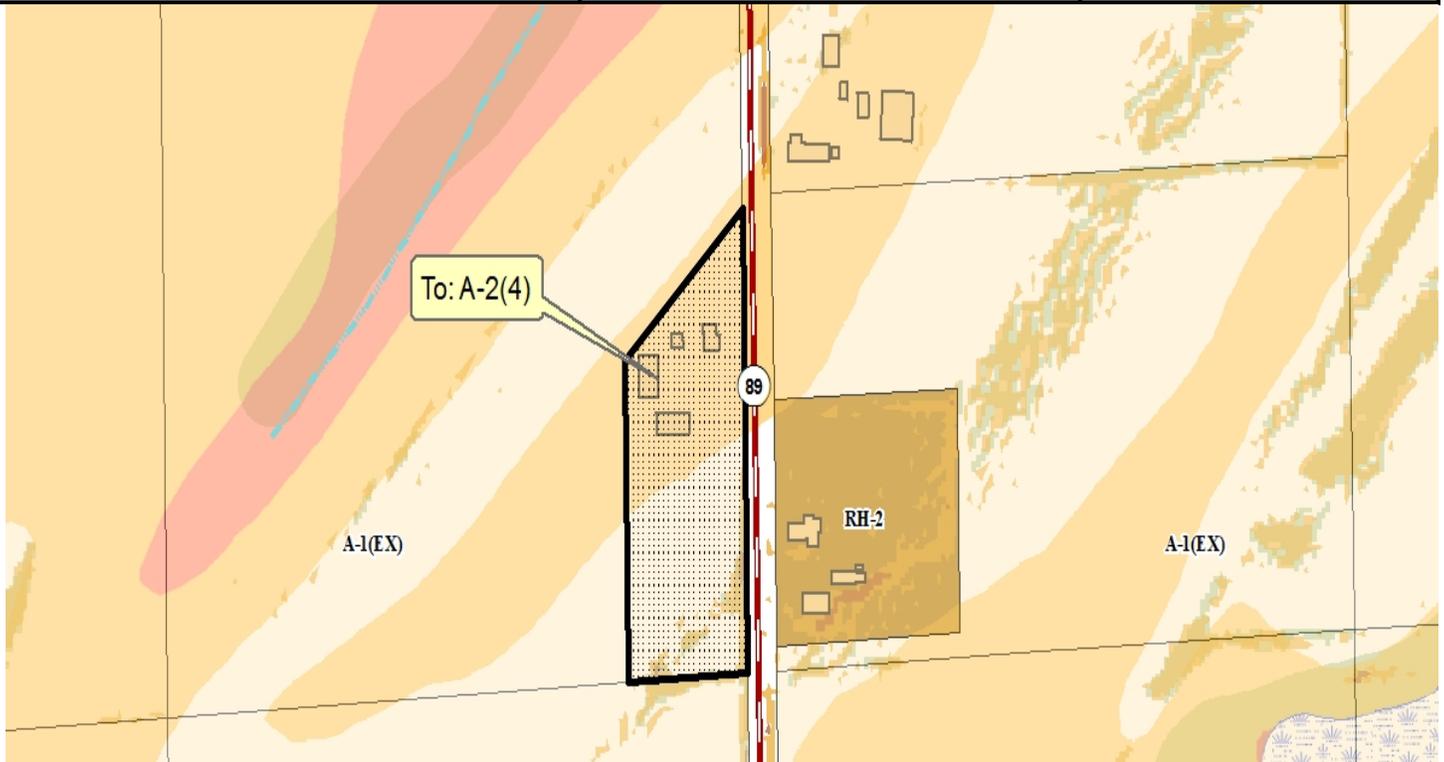
Acres: 4.78  
Survey Req. Yes

Applicant  
**Emily R Skalitzky**

Reason:  
**Separating existing residence from farmland**

Location:  
**7555 State Highway 89**

NOTE: Town revised zoning to RH-2



**DESCRIPTION:** Applicant proposes to separate the existing farm residence from the surrounding ~70 acres of farmland.

**OBSERVATIONS:** There is an existing residence and several large outbuildings on the property. 50% of the proposed lot consists of Class II soils. No sensitive environmental features observed.

**TOWN PLAN:** The property is located in the Town's Agricultural Preservation Area. As indicated on the attached density study report, the town does not count separation of farm residences existing prior to 8/26/1980 as a split. The property will remain eligible for one possible split if the petition is approved.

**DANE COUNTY HEALTH:** The entire on-site septic system should be required to be located within the proposed property boundaries.

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

**STAFF:** The proposal meets the dimensional standards of the zoning district. Surveyor should be required to identify location of septic system and adjust the property lines accordingly to have the entire system contained within the property boundaries.

NOTE: Businesses are prohibited in the RH-2 Rural Homes Zoning District and animal units are limited to one animal unit per acre.

**TOWN:** Approved conditioned upon the zoning district being changed to RH-2 Rural Homes.