
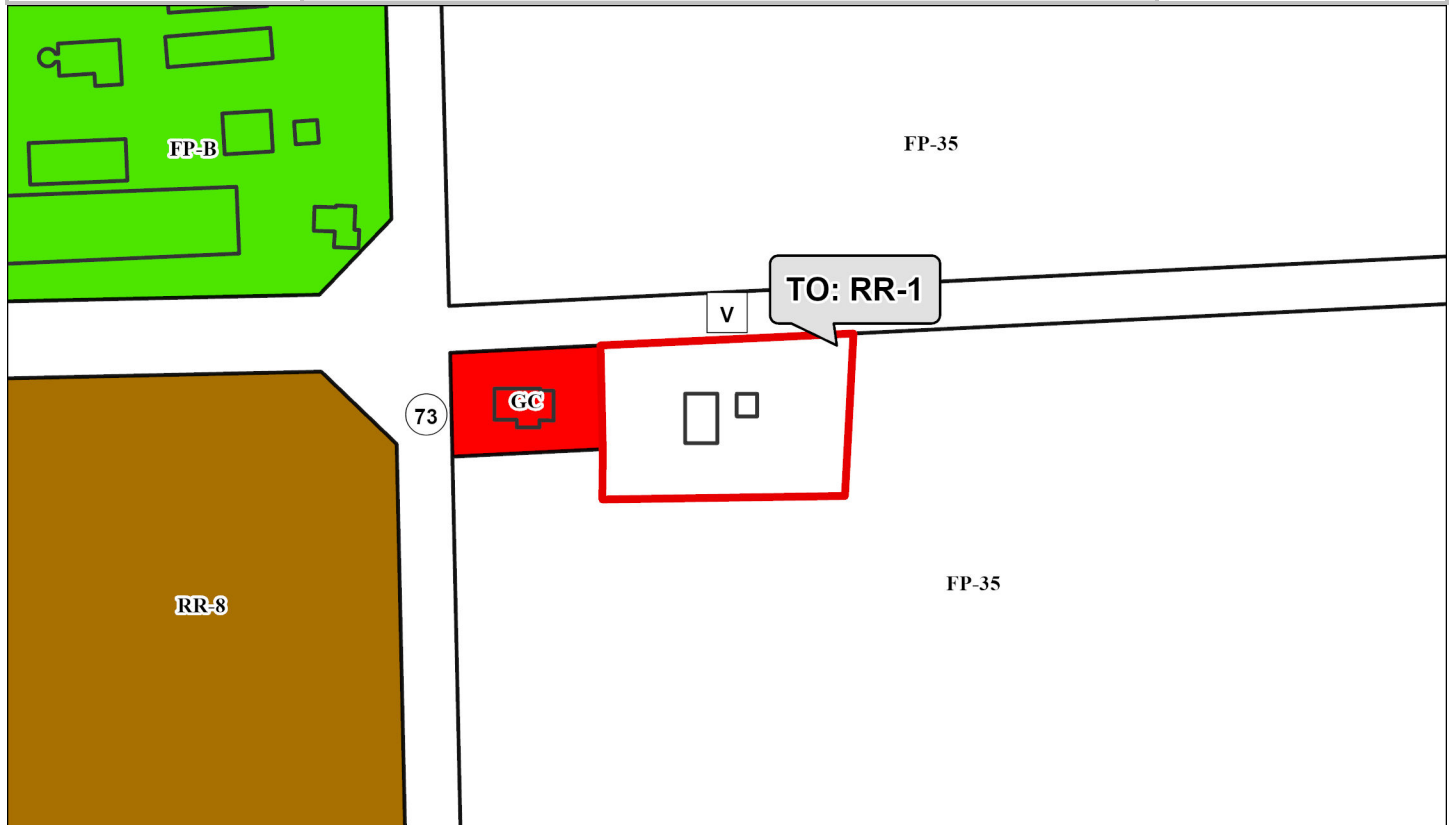


Staff Report  Zoning & Land Regulation Committee	<u>Public Hearing:</u> August 26, 2025		Petition 12189
	<u>Zoning Amendment Requested:</u> FP-35 Farmland Preservation District TO RR-1 Rural Residential District		<u>Town, Section:</u> YORK, Section 10
	<u>Size:</u> 1 Acres	<u>Survey Required:</u> Yes	<u>Applicant:</u> M&G STADE JT REV TR
	<u>Reason for the request:</u> Separating existing residence from farmland		<u>Address:</u> 779 COUNTY HWY V



DESCRIPTION: Applicant would like to separate an existing residence from the rest of the farm, on a one-acre lot with RR-1 zoning.

OBSERVATIONS: The proposed lot meets county ordinance requirements for lot size, public road frontage, building setbacks and lot coverage by buildings.

Applicant is working with the sanitarian at Public Health to plan for a new septic system; the old one is defunct. The lot may need to be increased in size to provide adequate room for the septic system, which must be contained within the lot boundary.

DANE COUNTY HIGHWAY ACCESS: It appears that the existing drive is used to access the agricultural field. An access easement may be needed through the lot, or a new agricultural access permit may need to be created for the adjacent ag field. To obtain an access permit please contact Kevin Eslick at 608-283-1486 / eslick.kevin@danecounty.gov

COMPREHENSIVE PLAN: The property is located in the town's agricultural preservation district. The Town's Comprehensive Plan states that "separation of residences built prior to August 28, 1980 shall not count as a split". Based on historical orthophoto data, the house existed before 1980. York requires new lots to be at least 1 acre in size and this proposal follows that regulation. The request appears to be consistent with the Town Density Policy and language in the Comprehensive Plan. For questions about the town plan, contact Senior Planner Ben Kollenbroich at (608) 266-9108 or Kollenbroich.Benjamin@danecounty.gov.

RESOURCE PROTECTION: There are no sensitive environmental features on or within 300 feet of the proposed lot.

TOWN ACTION: The Town Board has recommended approval with no special conditions.

STAFF RECOMMENDATION: Pending any comments at the public hearing, Staff recommends approval subject to the CSM being recorded and the following conditions:

1. An agricultural access easement shall be provided through the residential lot, or a separate agricultural access permit shall be obtained from Dane County Highway Department for field access.

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