
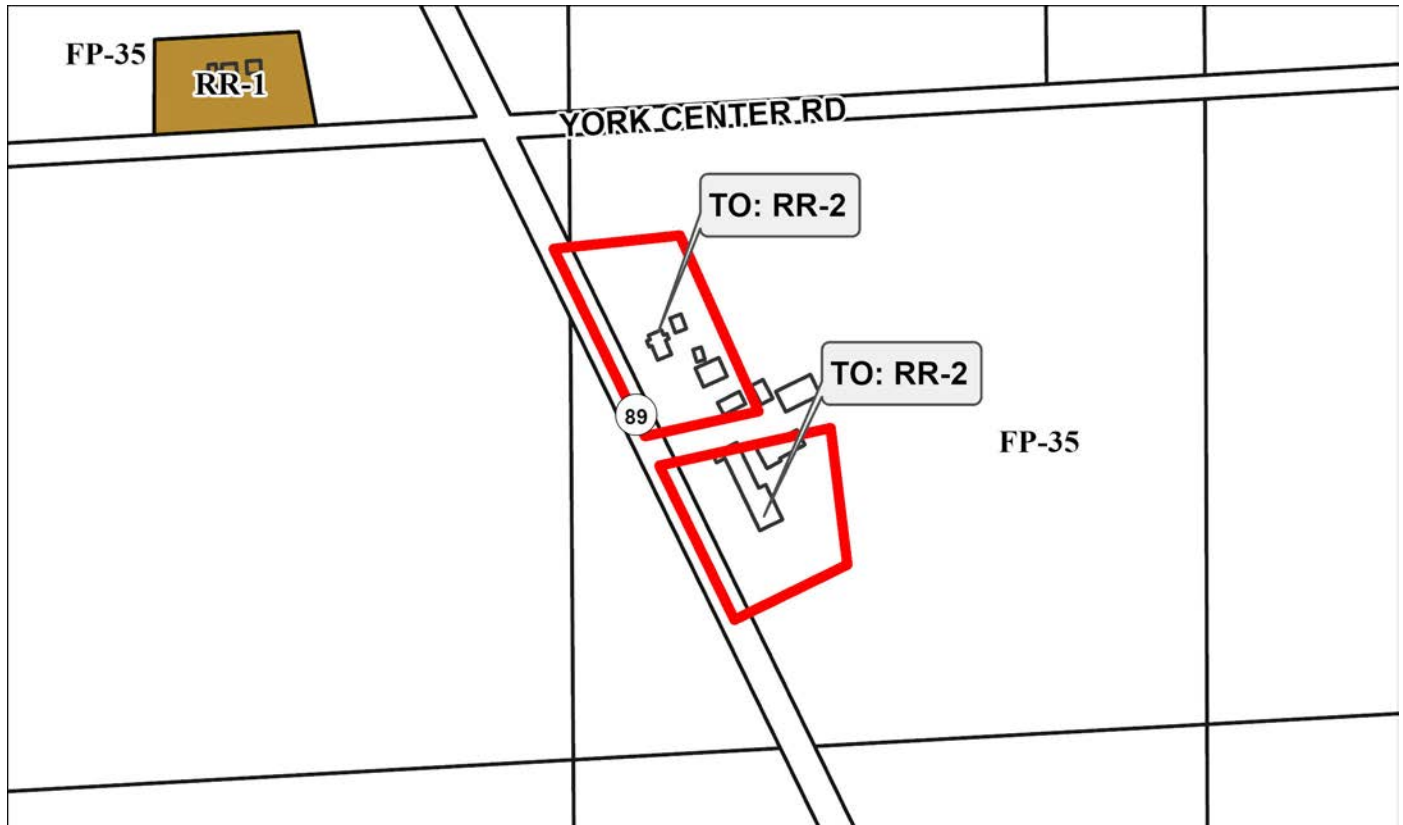


<b>Staff Report</b>  <b>Zoning &amp; Land Regulation Committee</b>	<u>Public Hearing:</u> <b>October 22, 2024</b>	<b>Petition 12104</b>
	<u>Zoning Amendment Requested:</u> <b>FP-35 Farmland Preservation District TO RR-2 Rural Residential District</b>	<u>Town, Section:</u> <b>YORK, Section 24</b>
	<u>Size:</u> <b>4 Acres</b>	<u>Survey Required:</u> <b>Yes</b>
	<u>Reason for the request:</u> <b>separate existing residence from the farmland and create a residential lot</b>	
		<u>Address:</u> <b>7108 STATE HWY 89</b>



**DESCRIPTION:** Michael Schuster requests a rezone in order to separate an existing residence from the farmland and create a residential lot. A 2 lot CSM for lots 2.0 acres in size with RR-2 zoning.

**OBSERVATIONS:** The proposed lots meet county ordinance requirements including minimum lot size (as long as they are at least 2.0 acres on the final CSM) and public road frontage (including at least 66' for the farm land left between the two lots). Building setbacks and lot coverage requirements would be met. Buildings on the farmstead would be at least 10' from lot lines (11' and 12' shown from side and rear lot line). The buildings shown as existing on the southern lot have been demolished. The CSM would leave two shed buildings on the FP-35 farm land.

A private water well currently serves the existing farm residence and used to serve the demolished farm buildings. There is a new second well that is close to the existing residence. The farm well is acceptable for the new residential lot.

**HIGHWAY ACCESS:** Being located on a State Highway, DOT approval for access is required for the change of use (to create two residential lots). Applicants are advised to contact Scot Hinkle [scot.hinkle@dot.wi.gov](mailto:scot.hinkle@dot.wi.gov) / 608.225.2043. At the time of writing, this is in progress.

**COMPREHENSIVE PLAN:** The comprehensive plan designates this area as agricultural preservation. This rezone is consistent with the Comprehensive Plan. The proposal would use one development right; see attached density study. For questions about the plan, contact Senior Planner Bridgit VanBelleghem at (608) 266-4183 / [vanbelleghem.bridgit@danecounty.gov](mailto:vanbelleghem.bridgit@danecounty.gov).

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

**TOWN ACTION:** The town board recommended approval with no special conditions.

**STAFF RECOMMENDATION:** Staff recommends postponement to allow time for the applicants to get DOT access approval, per the ZLR Committee's adopted rules and procedures. Pending the access approval, and any comments at the public hearing, staff would recommend approval with no conditions other than the applicant recording the CSM.

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.