
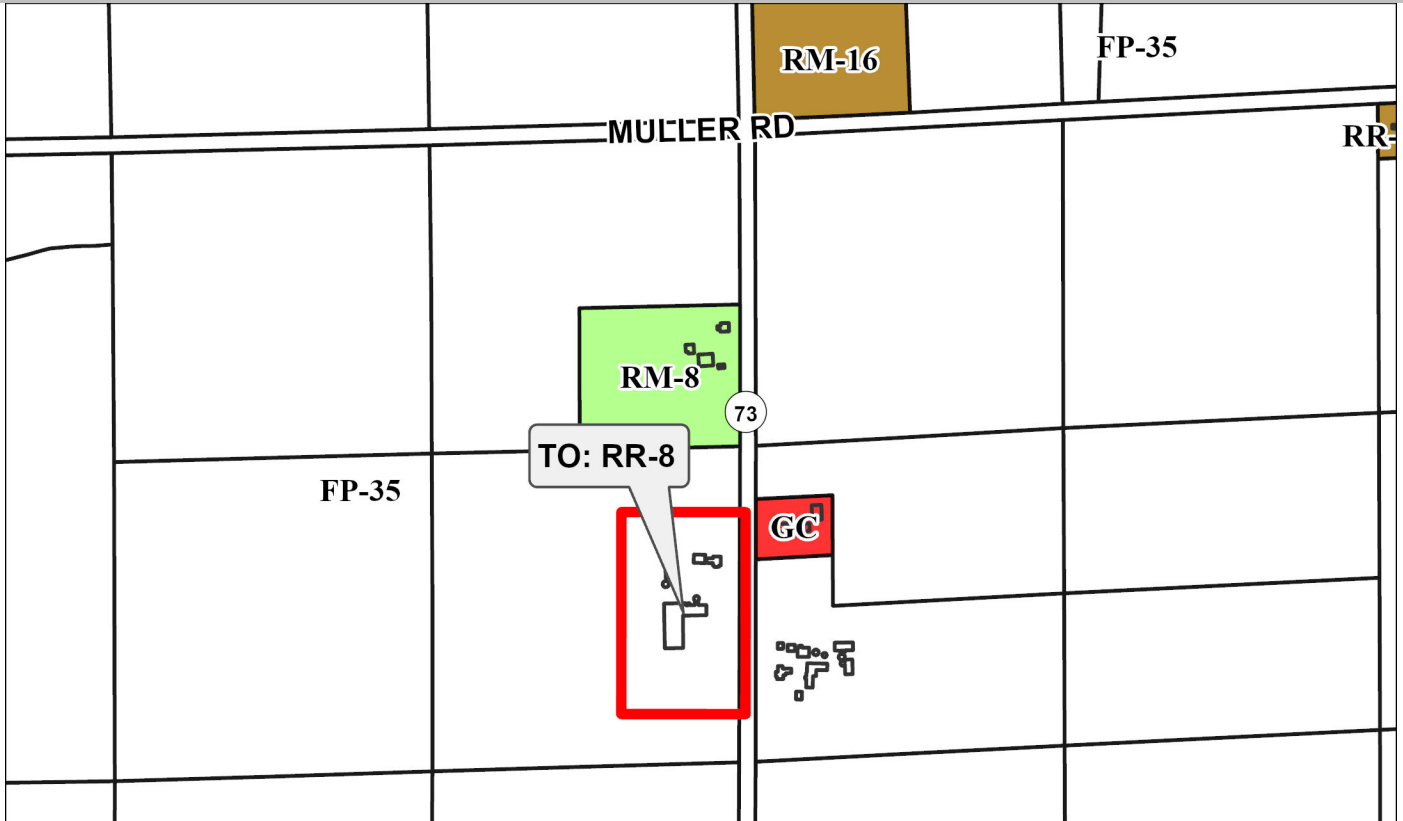


<b>Staff Report</b>    <b>Zoning and Land Regulation Committee</b>	<i>Public Hearing:</i> <b>March 26, 2024</b>		<b>Petition 12023</b>
	<i>Zoning Amendment Requested:</i> <b>FP-35 Farmland Preservation District TO RR-8 Rural Residential District</b>		<i>Town/Section:</i> <b>YORK, Section 16</b>
	<i>Size:</i> <b>10 Acres</b>	<i>Survey Required:</i> <b>Yes</b>	<i>Applicant</i> <b>JEFFREY AND CARMIN SELTZNER</b>
	<i>Reason for the request:</i> <b>Separating existing residence from farmland</b>		<i>Address:</i> <b>7295 STATE HIGHWAY 73</b>



**DESCRIPTION:** Jeffrey and Carmin Seltzner wish to separate an existing residence from the farmland, on a new 10-acre lot with RR-8 zoning. The Seltzners’ remaining acreage will be well over 35 acres and thus can remain in FP-35 zoning.

**OBSERVATIONS:** The proposed lot conforms to the requirements of the RR-8 zoning district, including lot size, building coverage and building setbacks, and public road frontage.

The property already has a driveway access onto State Highway 73. No change to the property’s use or access is proposed.

**COMPREHENSIVE PLAN:** The property is within an agricultural preservation area as defined in the town/county comprehensive plan. New development is limited to 1 lot or dwelling per 75 acres owned as of August 8, 1980. As indicated on the attached density study report, the town does not count separation of pre-existing farm residences and the property will remain eligible for 2 density units or “splits” if the petition is approved. The current proposal appears consistent with comprehensive plan policies. (For questions about the town plan, contact Senior Planner Curt Kodl at (608) 266-4183 or [kodl@countyofdane.com](mailto:kodl@countyofdane.com))

**RESOURCE PROTECTION:** There are no sensitive environmental features on the subject property. mapped wetlands nearby but not appear to be on subject property/ proposed lot.

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

**STAFF RECOMMENDATION:** Staff recommends approval of the petition with the following condition:

1. The applicant shall record a certified survey map with the Register of Deed for the new lot boundaries.

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