



# Notice of Public Hearing

Zoning and Land Regulation Committee

Public Hearing: **August 22, 2017**

Zoning Amendment:  
**A-2 Agriculture District TO A-4  
Agriculture District**

Acres:  
Survey Req. No

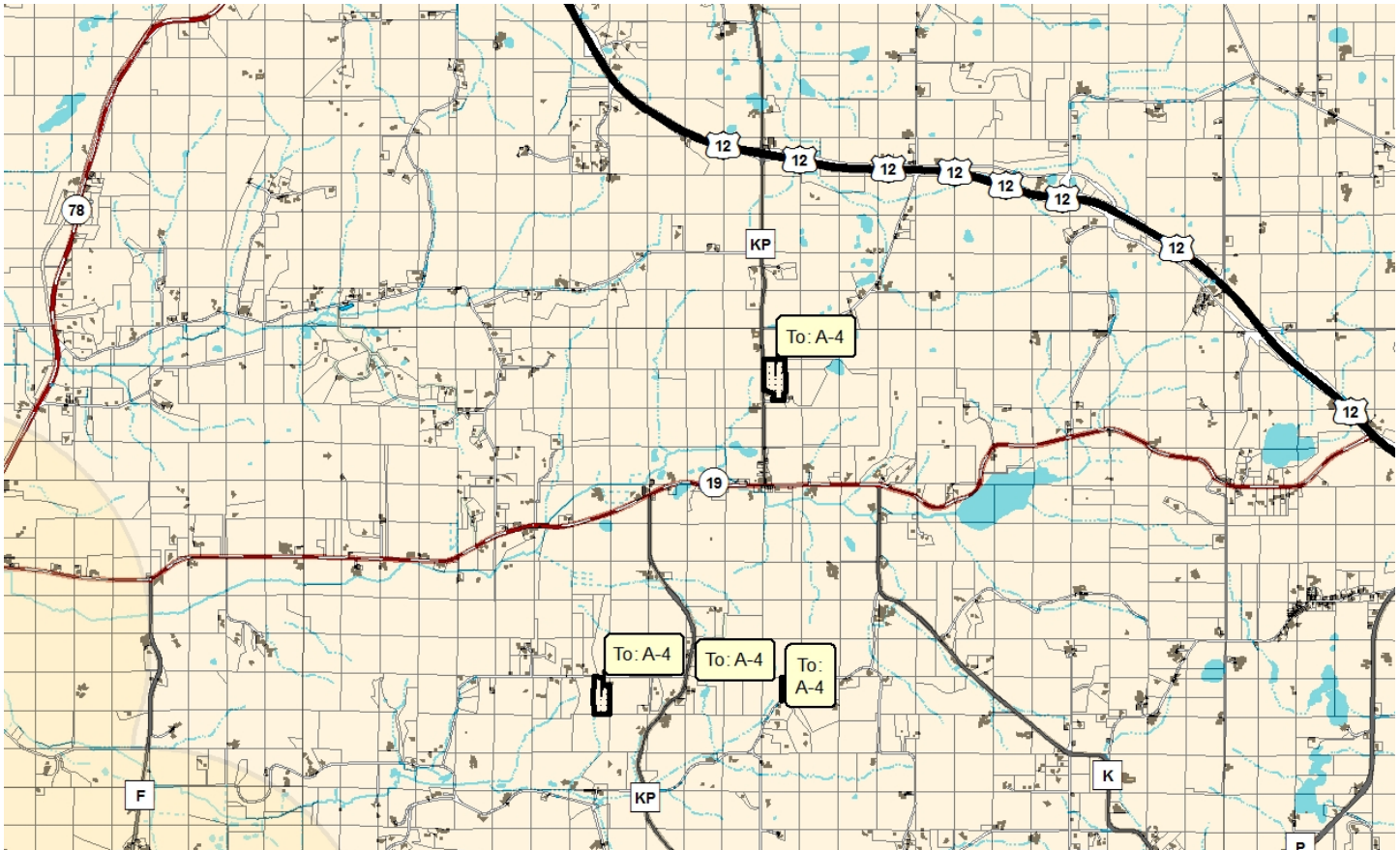
Reason:  
**multiple parcels  
080703292300, 080715290010  
080715296300, 080717195300**

Petition: **Petition 11177**

Town/sect:  
**BERRY, Section 3**

Applicant  
**Town of Berry**

Location:  
**9046 State Highway 19**



**DESCRIPTION:** The Town has requested to blanket rezone a few deed restricted A-2 parcels to A-4. (4 parcels with 3 separate owners)

**TOWN PLAN:** This rezone would be consistent with the Town of Berry Comprehensive Plan.

**RESOURCE PROTECTION:** No development is planned.

**STAFF:** This proposal meets the dimensional standards of the zoning districts and is consistent with the Dane County Comprehensive Plan. The rezone would not modify any existing uses but would open parcels up for the possibility of farmland preservation tax credits should the land owners qualify.

Prior to the adoption of the A-4 zoning district, it was common practice to utilize the A-2 zoning district with a deed restriction for parcels that were to remain in agricultural use but were under 35 acres in size. This rezone would rectify the issue for 3 landowners. **REMINDER:** The Town of Berry will be opting out of County Zoning effective 1/1/2018.

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