
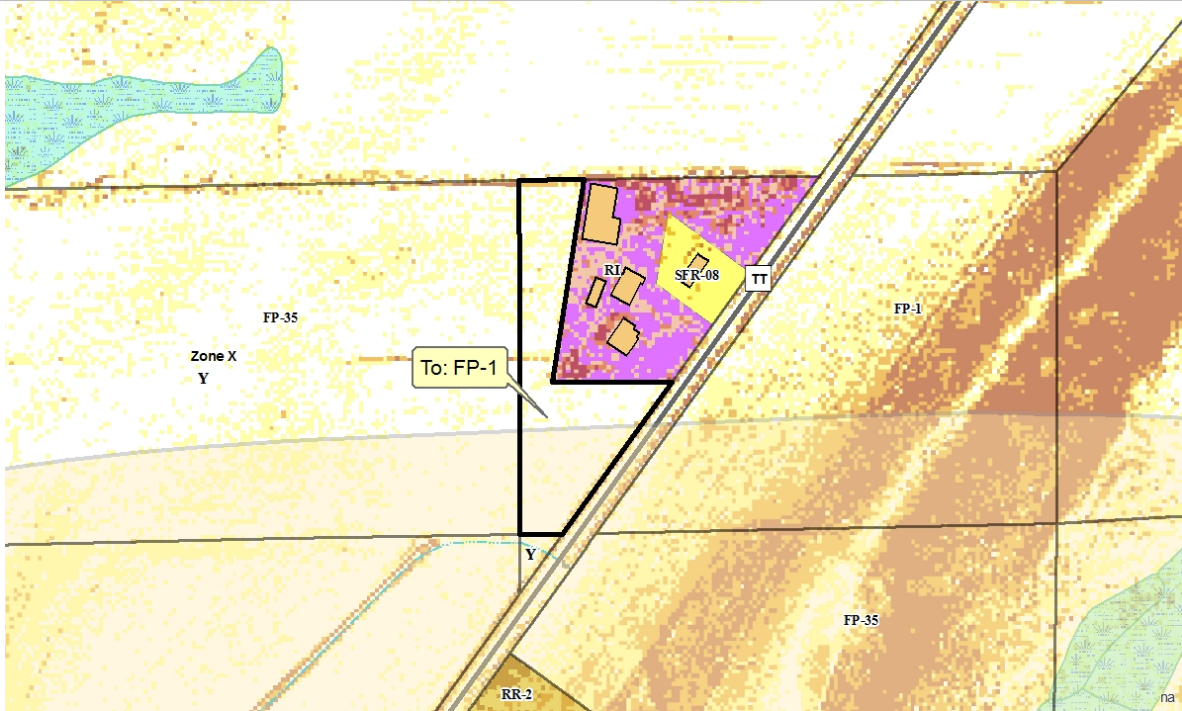


<b>Staff Report</b>    <b>Zoning and Land Regulation Committee</b>  <b>Questions? Contact:</b> <b>Majid Allan – 267-2536</b>	<i>Public Hearing:</i> <b>July 28, 2020</b>	<b>Petition 11569</b>	
	<i>Zoning Amendment Requested:</i> <b>FP-35 Farmland Preservation District TO FP-1 Farmland Preservation District</b>	<i>Town/Section:</i> <b>YORK, Section 28</b>	
	<i>Size:</i> <b>3.45 Acres</b>	<i>Survey Required:</i> <b>Yes</b>	<i>Applicant:</i> <b>BRIAN HENNING</b>
	<i>Reason for the request:</i> <b>creating an agricultural lot</b>		<i>Address:</i> <b>SOUTH OF 6647 COUNTY HIGHWAY TT</b>



**DESCRIPTION:** Applicant proposes to create a 3.45 acre FP-1 zoned agricultural parcel to be sold to the adjoining owner to the north. No development is proposed on the proposed FP-1 parcel.

**OBSERVATIONS:** Current land use of the property is agricultural. Surrounding land uses include agriculture / open space and a landscape contracting business. No sensitive environmental features observed.

**TOWN PLAN:** The property is located in the town’s agricultural preservation area. Nonfarm development limited to 1 lot per 75 acres owned.

**DANE COUNTY HIGHWAY DEPT:** County Highway TT is not a controlled access highway. Any new access points or changes to existing access points will need a permit from Dane County Highway. Joint access will be required through existing agricultural lands.

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

**STAFF:** Creation of the proposed FP-1 parcel appears reasonably consistent with town plan policies. As indicated on the attached density study, the splits have been exhausted on the original farm unit following approval of related petition 11563. Staff recommends approval of the petition with following condition:

1. Applicant shall record a deed restriction on the FP-1 property limiting uses exclusively to agriculture and open space and prohibiting nonfarm structural development.

**TOWN:** The town board approved the petition with no conditions.