



# Staff Report

Public Hearing: **May 10, 2016**

Petition: **Rezone 10971**

Zoning Amendment:  
**A-1EX Exclusive Agriculture District to A-2(2) Agriculture District**

Town/sect:  
**Dane Section 33**

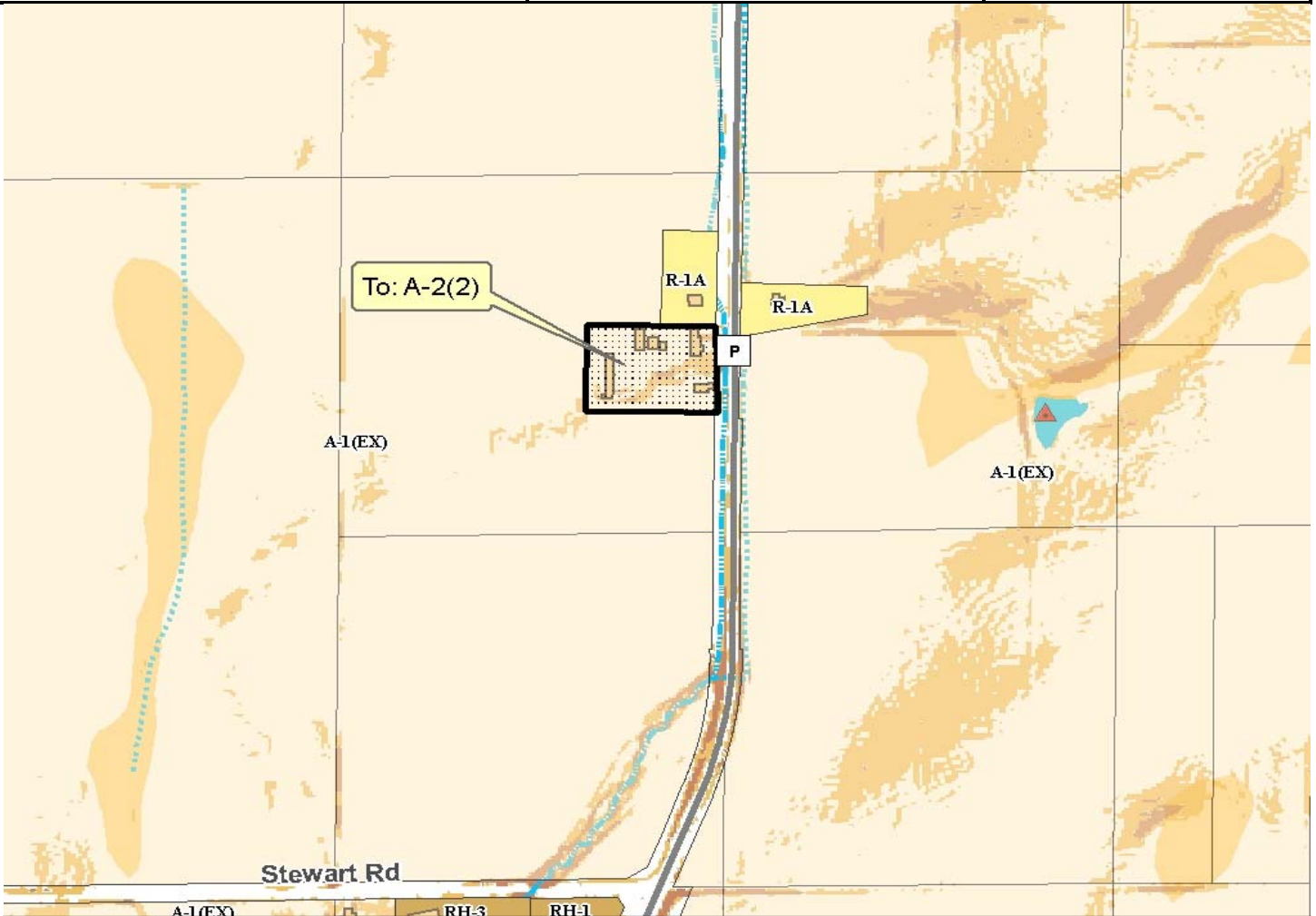
Acres: 3.29  
Survey Req. Yes

Applicant  
**Donald Hewitt**

Reason:  
**Separating existing residence from farmland**

Location:  
**6559 County Highway P**

Zoning and Land Regulation Committee



**DESCRIPTION:** Applicant proposes to separate the existing residence and farm buildings from the farm.

**OBSERVATIONS:** No sensitive environmental features observed. No new development proposed.

**TOWN PLAN:** The property is located in the town's agricultural preservation area. As indicated on the attached density study report, the eligible splits for the property have been exhausted. Note that the town of Dane counts all residences as a split against the density limitation.

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

**STAFF:** The proposal is consistent with town plan policies. Staff recommends that a deed restriction be recorded on the balance of A-1EX zoned lands owned by the applicant from the original farm unit to prohibit further residential development in accordance with town plan policies.

**TOWN:** Approved with no conditions.