
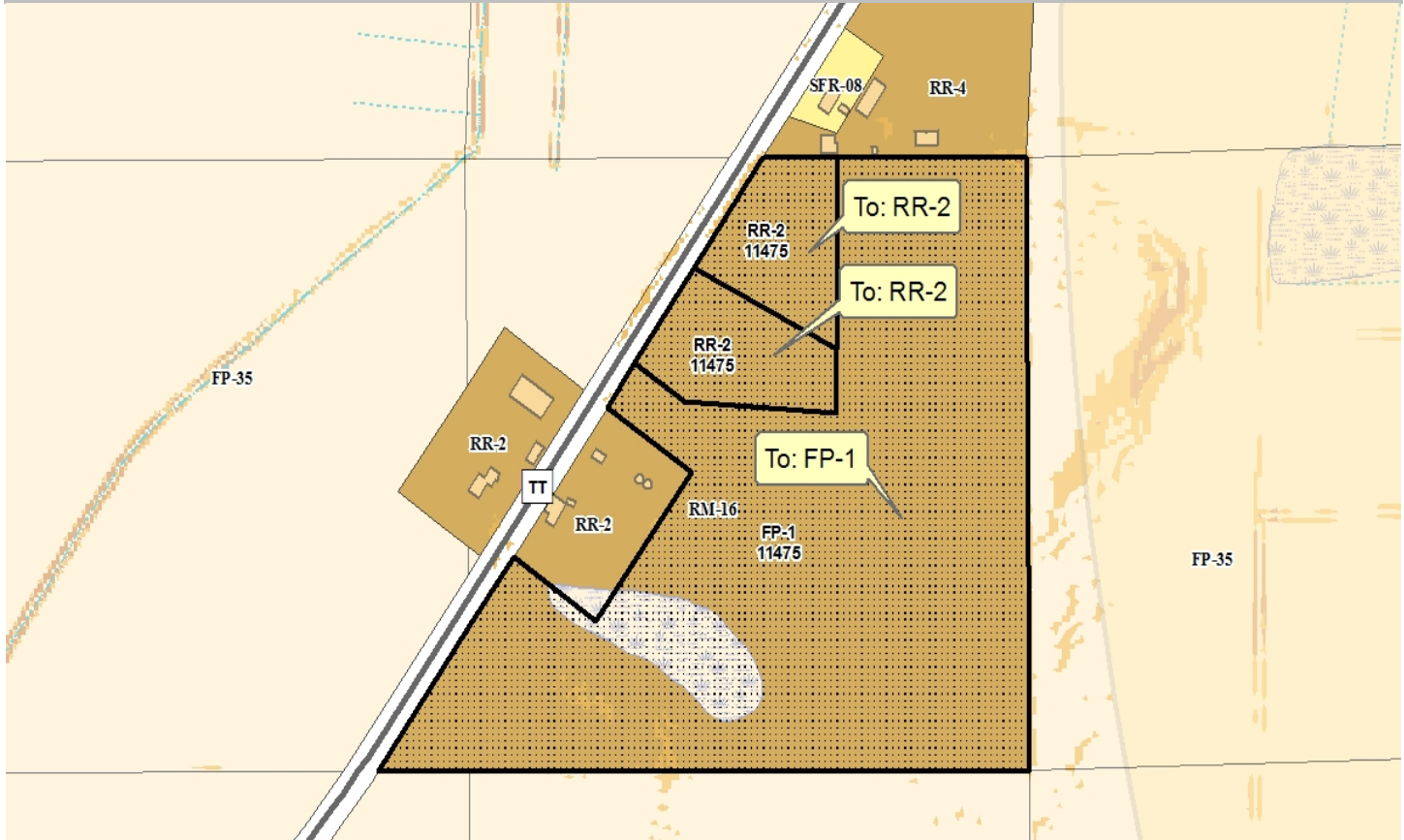


<b>Staff Report</b>    <b>Zoning and Land Regulation Committee</b>	<i>Public Hearing:</i> <b>September 24, 2019</b>	<b>Petition 11475</b>
	<i>Zoning Amendment Requested:</i> <b>RM-16 (Rural Mixed-Use, 16 acres and up) District TO RR-2 (Rural Residential, 2 to 4 acres) District, RM-16 (Rural Mixed-Use, 16 acres and up) District TO FP-1 (Small Lot Farmland Preservation) District</b>	<i>Town/Section:</i> <b>MEDINA, Section 18</b>
	<i>Size:</i> <b>4.40,26.30 Acres</b>	<i>Survey Required:</i> <b>Yes</b>
<i>Reason for the request:</i> <b>CREATING TWO RESIDENTIAL LOTS AND ONE SMALL AGRICULTURE LOT</b>		<i>Address:</i> <b>5772 COUNTY HIGHWAY TT</b>



**DESCRIPTION:** The applicant wishes to create two residential lots and one small agricultural lot.

**TOWN PLAN:** The subject property is in the agricultural preservation future land use district of the town plan. For this district, a density policy of one development right per 35 acres owned as of 2-4-1981 applies. This proposal meets this density requirement, and is consistent with the town and county comprehensive plans.

**DANE COUNTY HIGHWAY DEPARTMENT:** County Highway TT is not a controlled access highway. Any changes in use of access will require a county access permit. Joint use of existing driveway will be required.

**RESOURCE PROTECTION:** There are no sensitive environmental features on the residential lots being created. Wetlands exist on the portion of land that will remain in farmland preservation zoning.

**STAFF:** Staff recommends approval.

**TOWN:** The town approved petition #11475 on 8-14-2019.