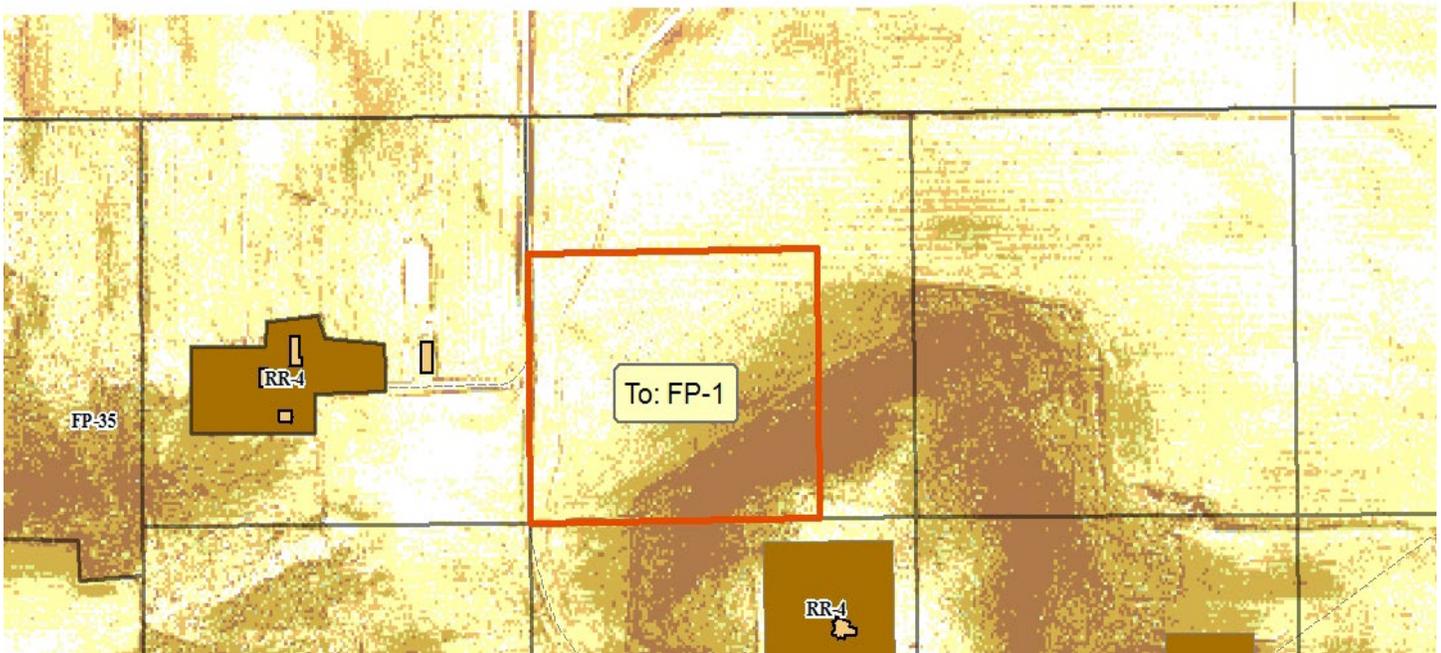


<b>Staff Report</b>    <b>Zoning and Land Regulation Committee</b>	<i>Public Hearing:</i> <b>October 26, 2021</b>	<b>Petition 11749</b>	
	<i>Zoning Amendment Requested:</i> <b>FP-35 Farmland Preservation District TO FP-1 Farmland Preservation District</b>	<i>Town/Section:</i> <b>DANE, Section 5</b>	
	<i>Size:</i> <b>19.43 Acres</b>	<i>Survey Required:</i> <b>Yes</b>	<i>Applicant:</i> <b>ROGER HARTMANN</b>
	<i>Reason for the request:</i> <b>to facilitate the settling of the Darlene Hartmann estate</b>		<i>Address:</i> <b>NW OF 7240 COUNTY HIGHWAY Y</b>



**DESCRIPTION:** The landowner wish to split the 40 acre parcel to facilitate the settling of the estate by creating a 19 acre FP-1 lot. The L-shaped FP-35 parcel will be added to contiguous lands to the east.

**OBSERVATIONS:** To settle the estate the property would be divided in half and the Town Density policy relating to “currently owned” property will remove the last remaining density right.

**TOWN PLAN:** The Town has a 1 home per 35 acres density policy.

**RESOURCE PROTECTION:** There are resource protection areas related to steep slopes in the southeast of the proposed parcel.

**STAFF:** The proposal appears consistent with both Town and County comprehensive Plans. Any questions about this petition or staff report please contact Curt Kodl at (608) 266-4183 or [kodl@countyofdane.com](mailto:kodl@countyofdane.com)

**TOWN:** The Town approved the petition with conditions on 11/1/2021.

Town condition: A deed restriction on the proposed FP-1 lot prohibiting any residential development. The parcel has no opportunities to build nor any building rights.