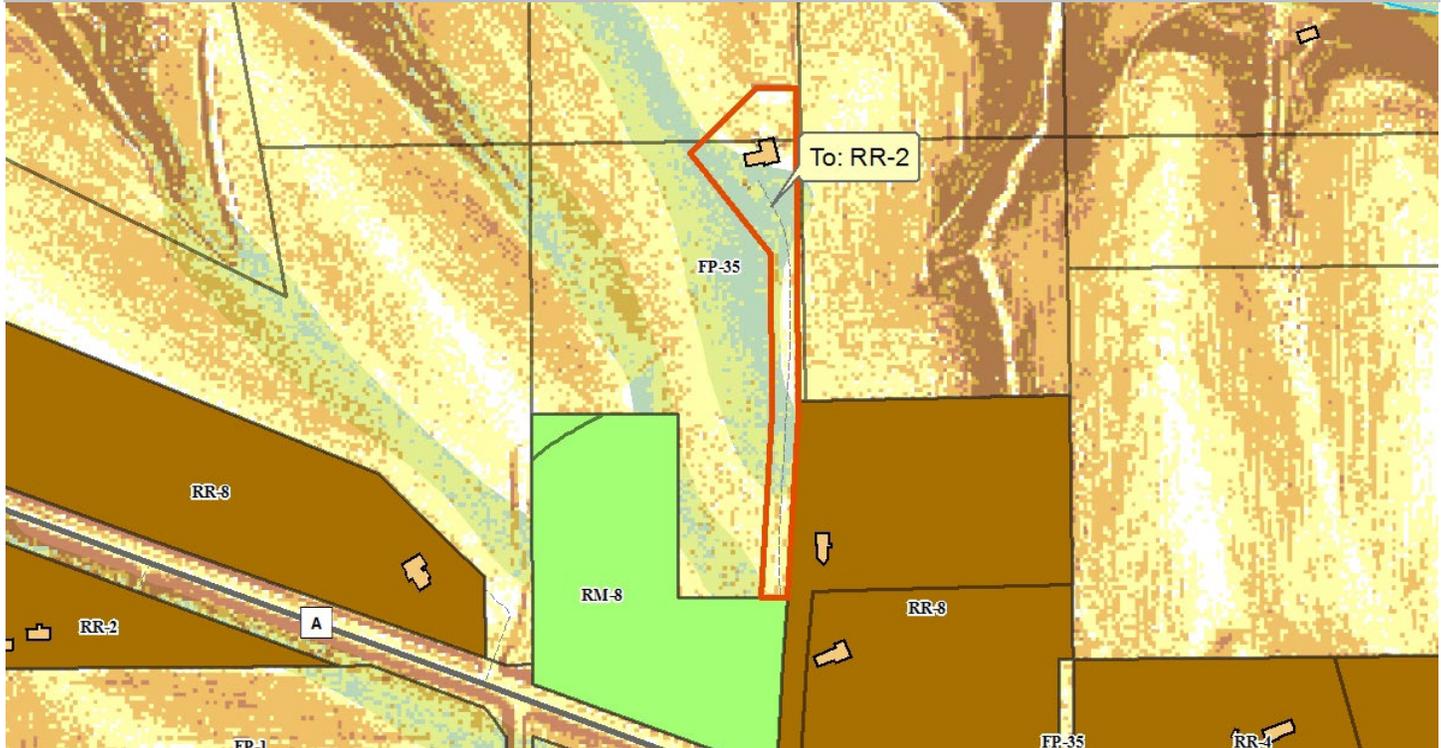


Staff Report  Zoning and Land Regulation Committee	<i>Public Hearing:</i> September 20, 2022	Petition 11871	
	<i>Zoning Amendment Requested:</i> FP-35 Farmland Preservation District TO RR-2 Rural Residential District	<i>Town/Section:</i> PERRY, Section 23	
	<i>Size:</i> 3 Acres —7.3 acres	<i>Survey Required:</i> Yes	<i>Applicant:</i> GARY L BAUMGARTNER
	<i>Reason for the request:</i> Separating existing residence from farmland REVISE TO RR-4	<i>Address:</i> 9808 CTH A	



DESCRIPTION: Landowner seeks to rezone 3 acres from the FP-35 zoning district to the RR-2 zoning district to allow for the separation of an existing home from the balance of the farm.

OBSERVATIONS: The proposed lot would not have road frontage onto County Trunk Highway A. No new homesite would be created with this petition.

DANE COUNTY HIGHWAY: CTH A is not a controlled access highway. No new access will be permitted on CTH A due to reconfiguration of lots. No significant increase of traffic expected due to rezone.

TOWN PLAN: The property is within a Farmland Preservation Area in the *Town of Perry / Dane County Comprehensive Plan*. Residential development is capped at a density of one unit per 35 acres. The town/county plan does **not** include provisions for shared access driveways in lieu of road frontage. (For questions about the town plan, contact Senior Planner Brian Standing at standing@countyofdane.com)

RESOURCE PROTECTION: There are no mapped resource protection corridors on the project site.

TOWN ACTION: Town has approved with no conditions.

STAFF RECOMMENDATION: Recommend postponement to allow the applicant time to modify proposed lot lines to provide 66 feet of road frontage to new lots.

SEPTEMBER 20th ZLR MEETING: This petition was postponed at the September 20, 2022 meeting to allow the applicant time to revise the proposed lot configuration to have public road frontage.

STAFF UPDATE: The CSM was reconfigured to provide frontage onto a public road. The revised lot is 7.3 acres. Given the increase in size, staff recommends revising the zoning district classification to RR-4.

Staff recommends approval subject to the following conditions:

1. The zoning district classification be amended to RR-4 Rural Residential Zoning District.
2. A certified survey map be recorded with the Register of Deeds.

Any questions about this petition or staff report please contact Rachel Holloway at (608) 266-9084 or holloway.rachel@countyofdane.com