
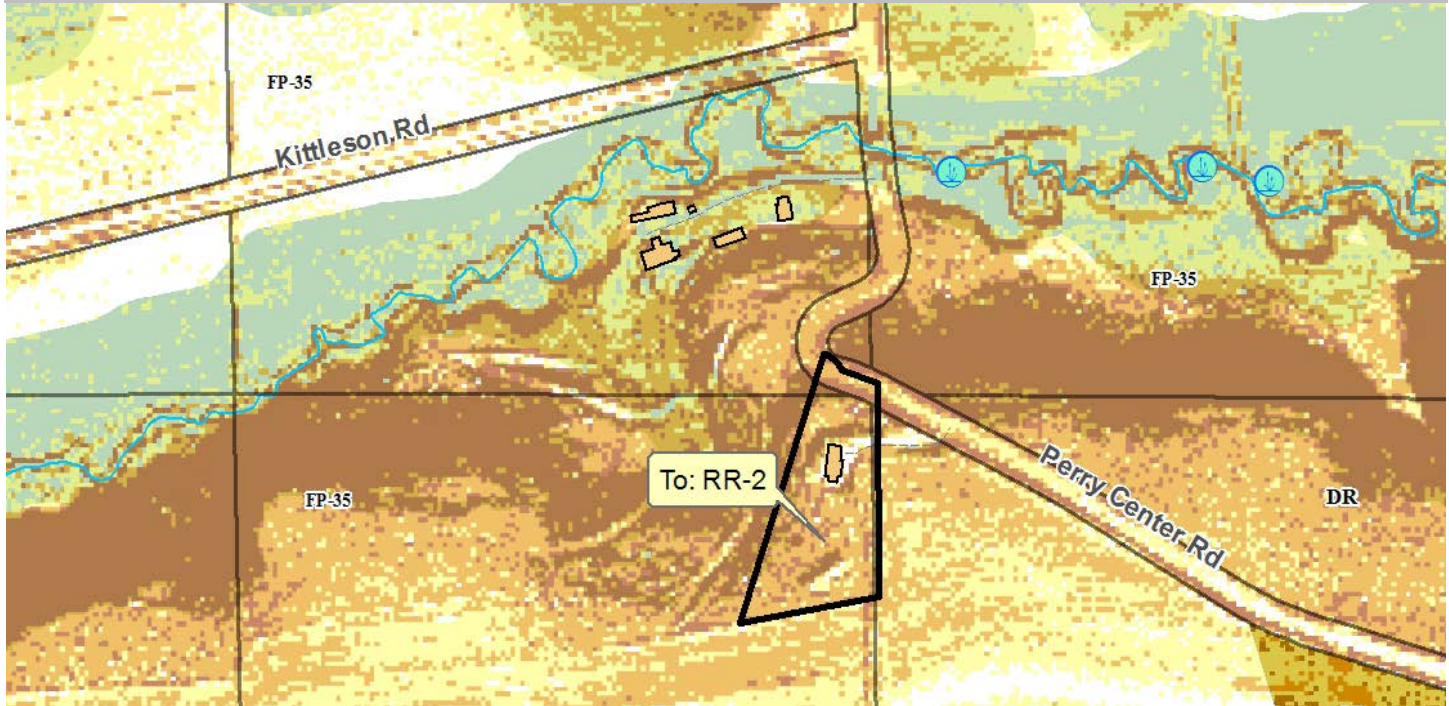


Staff Report  Zoning and Land Regulation Committee	Public Hearing: January 26, 2021	Petition 11632	
	Zoning Amendment Requested: FP-35 Farmland Preservation District TO RR-2 Rural Residential District		Town/Section: PERRY, Section 27
	Size: 2.11 Acres	Survey Required. Yes	Applicant KATHRYN SEVERSON NYGAARD
	Reason for the request: Separating existing residence from farmland		Address: 379 PERRY CENTER ROAD



DESCRIPTION: Landowner wishes to rezone 2.11 acres from the FP-35 zoning district to the RR-2 zoning district to separate an existing residence from the balance of the farm.

OBSERVATIONS: The proposed lot would conform to all dimensional and road frontage requirements of the county zoning and land division ordinances. No new homesite would be created with this petition.

TOWN PLAN: The property is within a Farmland Preservation Area in the *Town of Perry / Dane County Comprehensive Plan* and the *Dane County Farmland Preservation Plan*. Density is capped at one unit per 35 acres owned as of 1979. All existing residences count against this total, whether or not they are rezoned or divided from surrounding lands. If this petition is approved, there will be 7 potential homesites remaining.

RESOURCE PROTECTION: Mapped resource protection corridors associated with steep slopes skirt the western edge of the proposed parcel, but do not appear to extend within the proposed lot. Portions of the Kittelson Valley Creek floodplain may fall within 300' of the proposed northern property line, but the majority of the lot appears to be out of the shoreland zone.

STAFF: Recommend approval with no conditions.

TOWN: The Town Board approved the petition with no conditions.

Questions? Contact Brian Standing at standing@countyofdane.com