



Staff Report

Zoning and Land Regulation
Committee

Public Hearing: **November 27, 2018**

Petition: **Petition 11352**

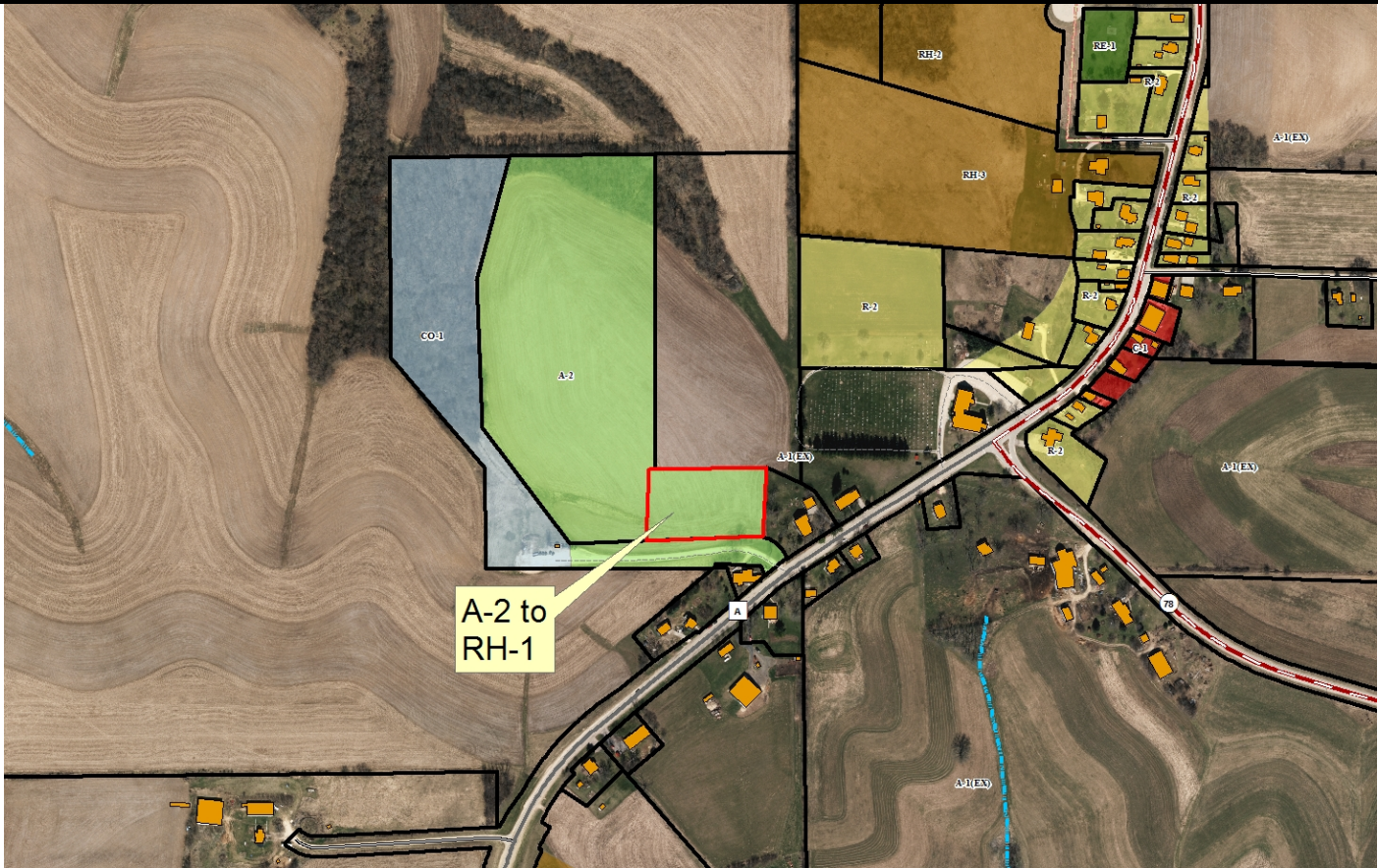
Zoning Amendment:
**A-2 Agriculture District TO RH-1
Rural Homes District**

Town/sect:
PERRY, Section 18

Acres: 2
Survey Req. Yes
Reason:
Creating one residential lot

Applicant
**NORTMAN ENTERPRISES
LLC**

Location:
**JUST WEST OF 10828
COUNTY HIGHWAY A**



DESCRIPTIONS: The petitioner would like to create a 2-acre lot from the 17-acre parcel in order to construct a single-family residence.

OBSERVATIONS: The property is located just north of the Perry Town Hall. The southern border of the property use to front on an old highway right-of-way, but appears to be vacated at some point in time. The land to the south is owned by the Town of Perry and is currently being used for a municipal recycling area. No sensitive environmental features observed.

TOWN PLAN: The Town Plan designates this property as being in the Agriculture Preservation Planning Area. Any lots of record that existed prior to 1979 are allocated one housing density right.

DANE COUNTY HIGHWAY: County Highway A is not a controlled access highway. Any change to the existing access (additional house on existing driveway) will need a highway permit from the Dane County Highway Department.

RESOURCE PROTECTION: The property is outside the resource protection areas.

STAFF: The remaining portion of land (14 acres) is under the minimum requirements for the A-2 Agriculture Zoning District. It is suggested to assign the zoning district classification of A-4 to this remaining area. It is unclear if the property is fronting on an actual town road. A waiver may be needed due to lack of frontage on a public right-of-way.

TOWN: The Town Board approved the petition conditioned upon a deed notice be recorded on the remaining lands to prohibit further residential development.