



# Staff Report

Zoning and Land Regulation  
Committee

Public Hearing: **November 27, 2018**

Petition: **Petition 11355**

Zoning Amendment:  
**A-1EX Agriculture District TO A-2  
(4) Agriculture District**

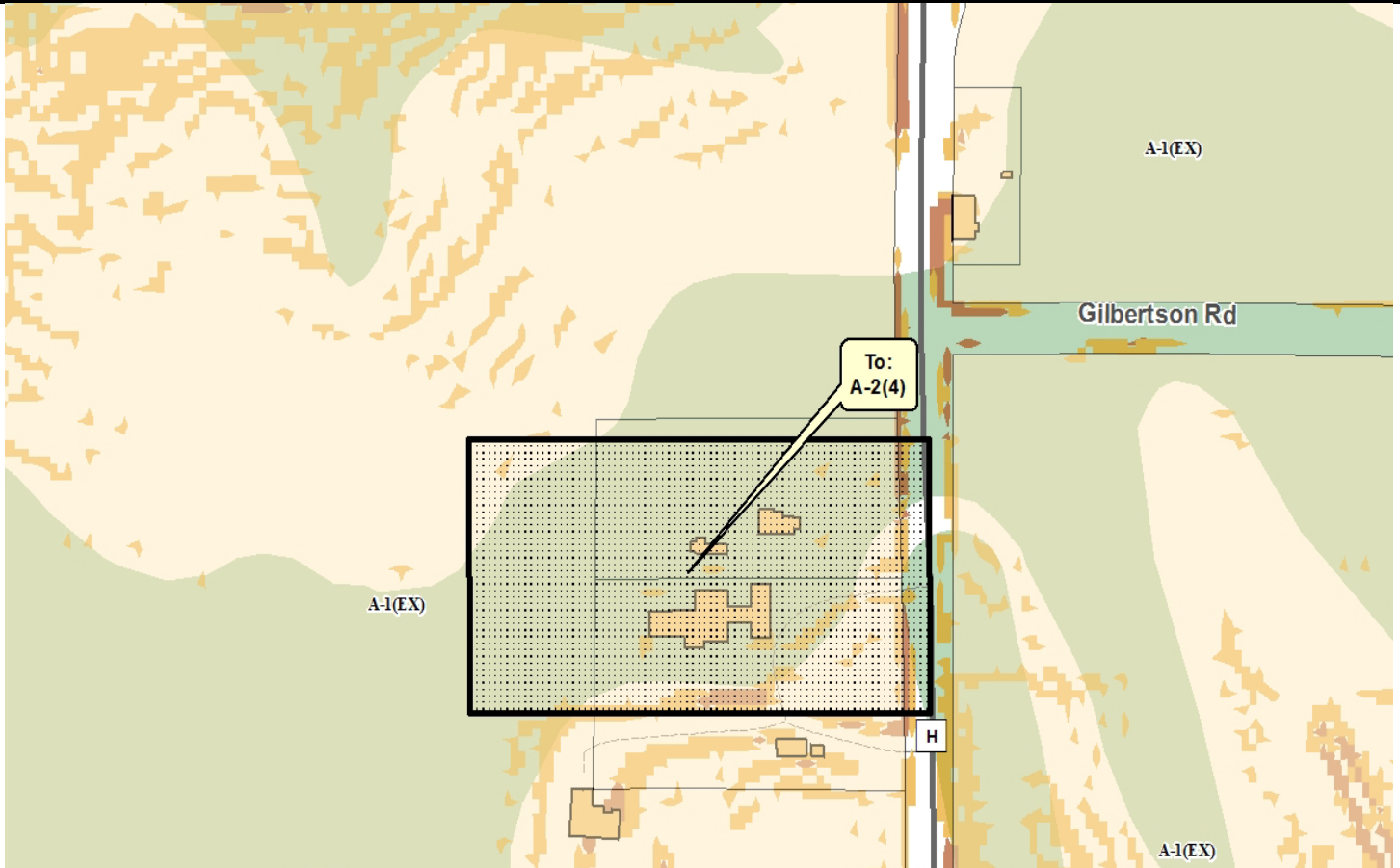
Town/sect:  
**PERRY, Section 16**

Acres: 4.7  
Survey Req. Yes

Applicant  
**JOHN E RANUM**

Reason:  
**Creating one residential lot**

Location:  
**1059 COUNTY HIGHWAY H**



**DESCRIPTIONS:** The petitioner would like to expand an existing residential lot in order to include an existing barn.

**OBSERVATIONS:** The Ranum family would like to reconfigure their lot lines between properties. There is an existing residence and large accessory on the proposed property. The majority of the land consists of Class II soils. No other sensitive environmental features observed.

**TOWN PLAN:** The property is located within the Town's Agricultural Preservation Area. The existing house has been in existence prior to the adoption of the farmland preservation policies. There will be no increase in density as part of this petition.

**DANE COUNTY HIGHWAY:** County Highway H is not a controlled access highway. Any change to the existing access will need to obtain a highway permit from the Dane County Highway Dept. Additional highway right-of-way may be required by the Highway Department.

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

**STAFF:** The proposal meets the dimensional standards of the zoning district and appears to be consistent with Town Plan policies.

**TOWN:** The Town Board approved the petition with no conditions. The allocation of the remaining density units has been established.