



# Staff Report

Zoning and Land Regulation Committee

Public Hearing: **September 29, 2015**

Petition: **Rezone 10886**

Zoning Amendment:  
**A-1EX Exclusive Agriculture District to RH-1 Rural Homes District**

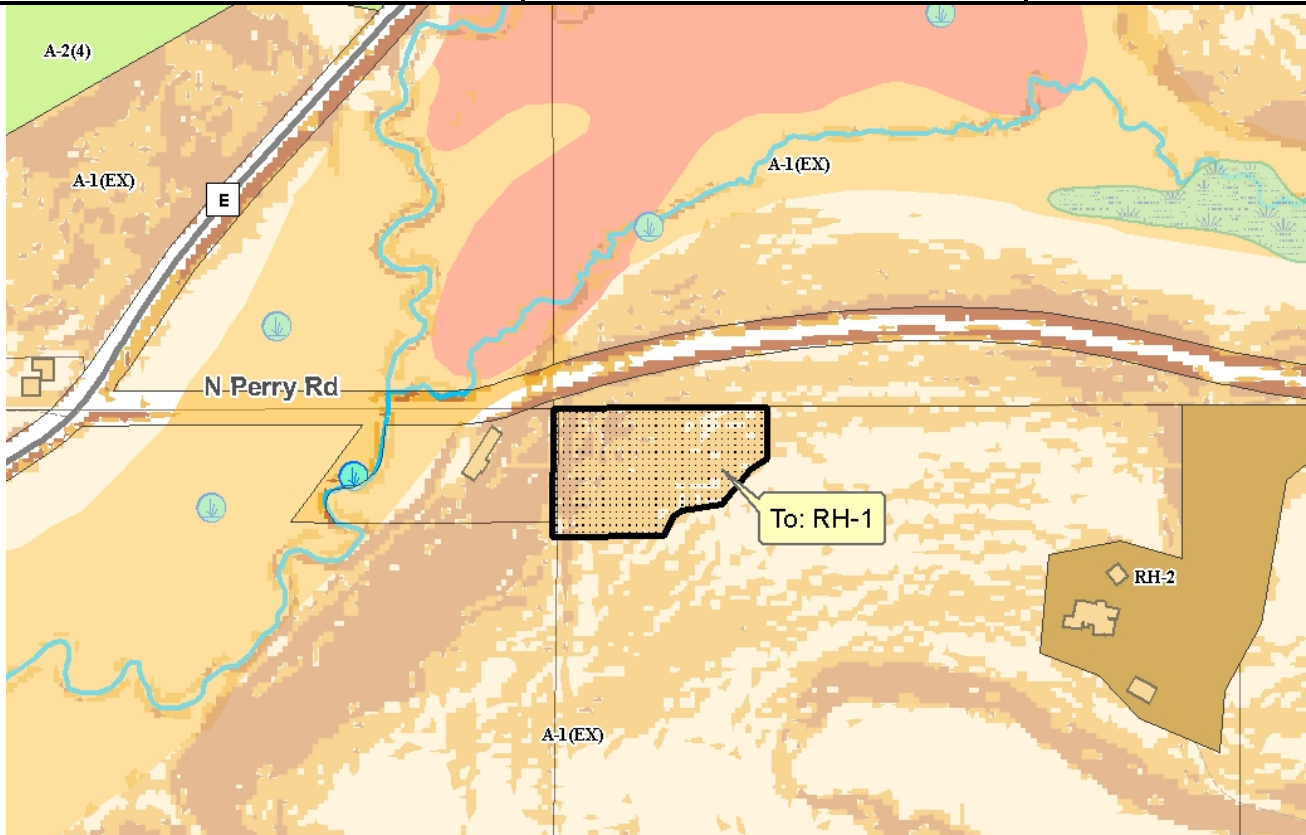
Town/sect:  
**Perry Section 5**

Acres: **2**  
Survey Req. **Yes**

Applicant  
**Gary Karls**

Reason:  
**Creating one residential lot**

Location:  
**West of 1095 N. Perry Road**



**DESCRIPTION:** The applicant proposes to create a new 2-acre single-family residential parcel on the 168-acre farm.

**OBSERVATIONS:** Access to the proposed lot is gained from N. Perry Road; however, N. Perry Road is across the town line in the Town of Blue Mounds. The applicant owns the both properties. Given the absence of frontage, a waiver from the 66' frontage requirement was granted by ZLR Committee at the May 26, 2015 meeting. Portions of the subject property include areas of steep slope topography over 12% grade.

**VILLAGE/TOWN PLAN:** The property is located in the Town's Agricultural Preservation Area. There are three housing density rights available on the original farm. See attached density study.

**RESOURCE PROTECTION:** The property includes a small area of resource protection corridor associated with sensitive and/or productive soils as identified and mapped in the town plan. A soil scientist has reviewed the soils in the resource protection area as part of the Town review. The boundaries of the proposed lot are outside the resource protection area. See memo from David Roberts, soil scientist.

**STAFF:** The proposal appears reasonably consistent with town plan policies. As noted above, the committee approved a waiver from the 66' of road frontage requirement several months ago. In a letter dated May 13, 2015, the town of Blue Mounds indicates that preliminary approval was granted for the driveway access.

**TOWN:** Approved with conditions: The lot shall be configured as presented. The approval is contingent on driveway permit being obtained from the Town of Blue Mounds.