



Staff Report

Zoning and Land Regulation
Committee

Public Hearing: **August 28, 2018**

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

Acres: 6.2
Survey Req. Yes

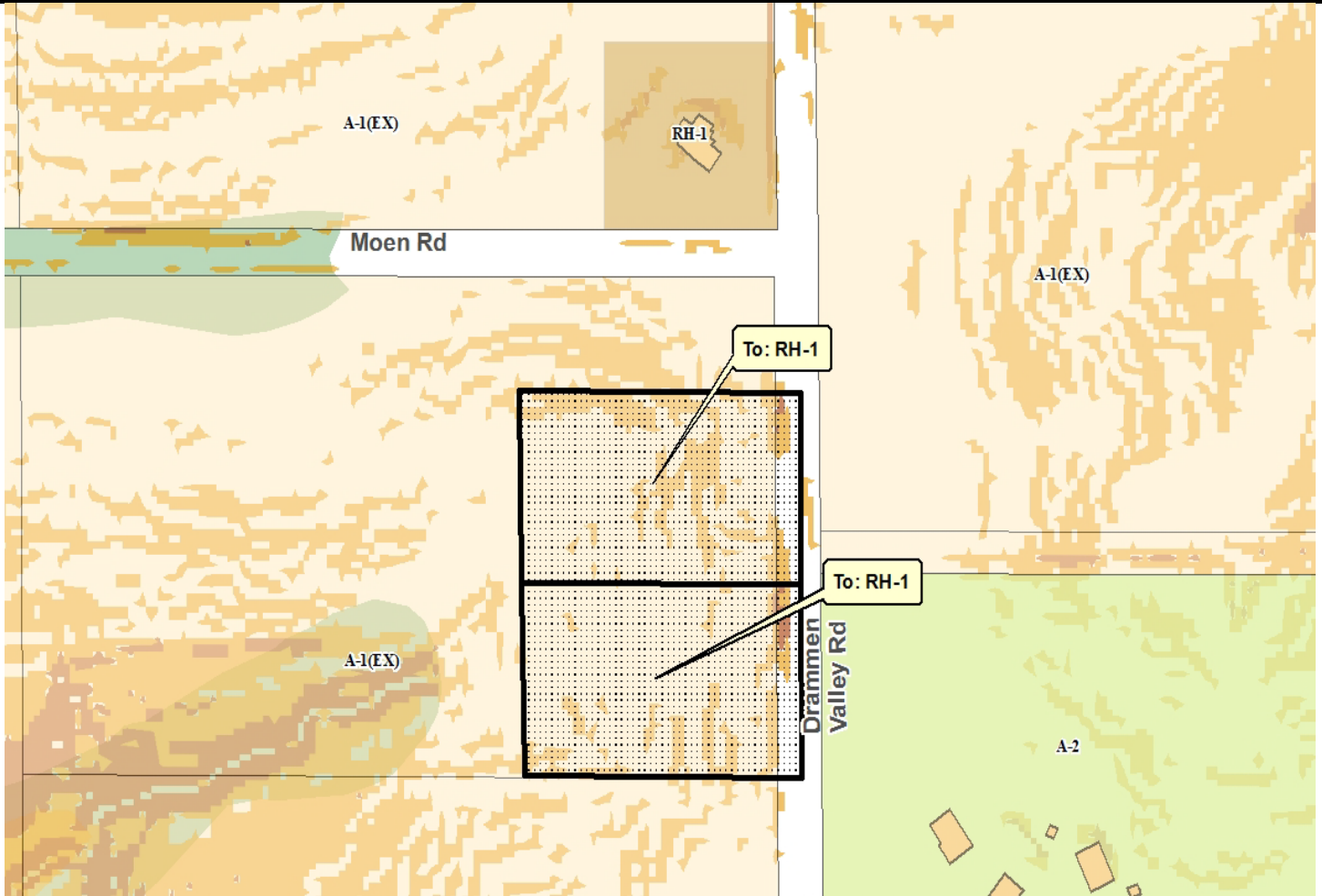
Reason:
Creating two residential lots

Petition: **Petition 11329**

Town/sect:
Perry, Section 31

Applicant
James S. Gibson

Location:
**West of 70 Drammen Valley
Road**



DESCRIPTION: The landowner would like to rezone a total of 6.2 acres from the A-1(EX) zoning district to the RH-1 zoning district to create two residential lots.

OBSERVATIONS: All lots conform to the minimum lot sizes and road frontage requirements of the Dane County Zoning and Land Division Ordinances.

TOWN PLAN: The property is within a Farmland Preservation Area in the adopted Town of Perry / Dane County Comprehensive Plan. Residential development is capped at a maximum of one unit per 35 acres owned as of August 22, 1979. If this petition is approved, this will exhaust the development potential of this property.

RESOURCE PROTECTION: There are no mapped Resource Protection Corridors on this property.

STAFF: Recommend approval with a condition that the balance of the property be deed restricted to prohibit further residential development.

TOWN: On February 13, 2018, the Town of Perry Board voted to recommend approval with no conditions.