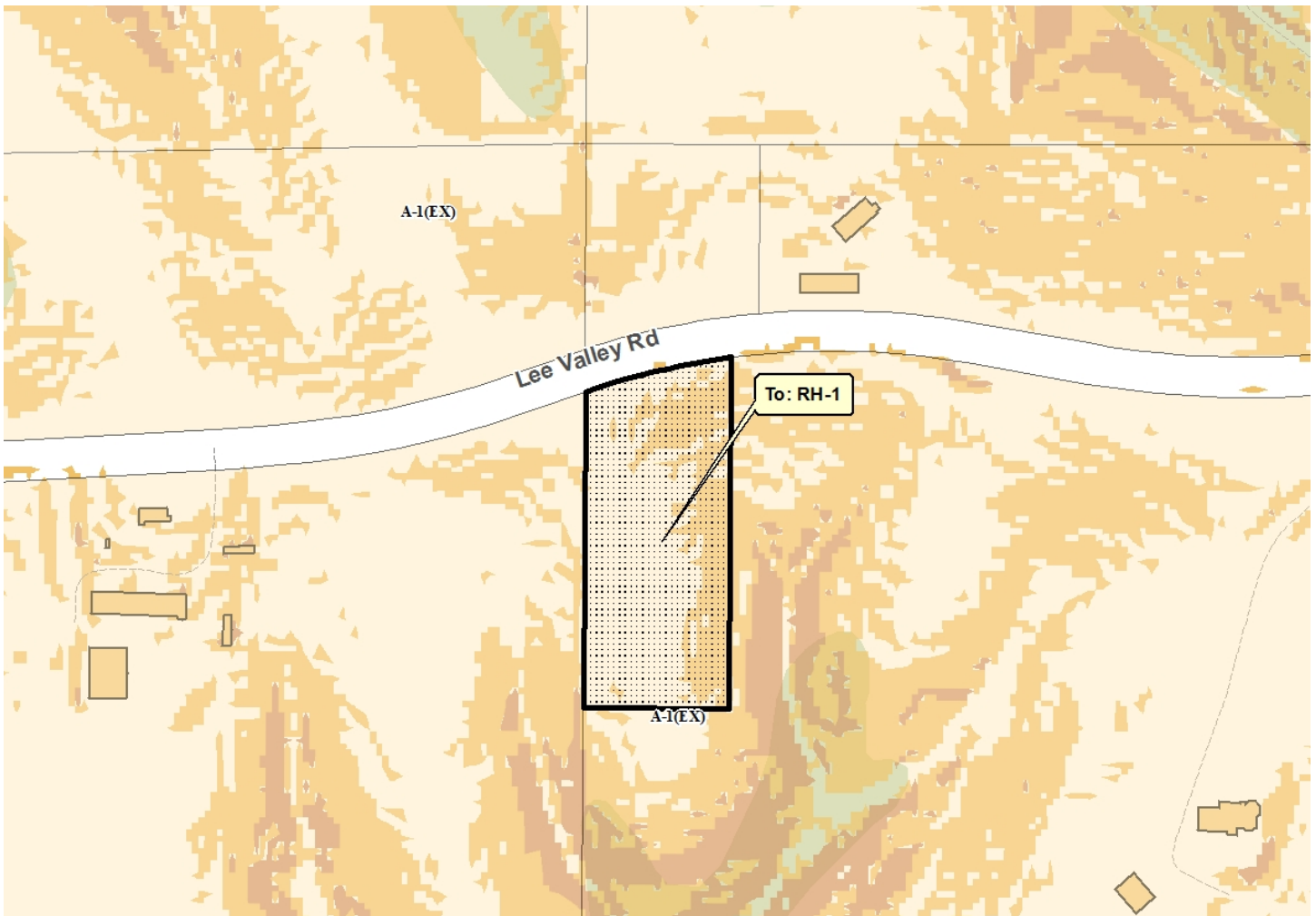




Staff Report

Public Hearing: June 26, 2018	Petition: Petition 11294
Zoning Amendment: A-1EX Agriculture District TO RH-1 Rural Homes District	Town/sect: PERRY, Section 25
Acres: 3 Survey Req. Yes	Applicant STOEHR REV LIVING TR, THOMAS J & LAURIE A
Reason: Creating one residential lot	Location: WEST OF 9707 LEE VALLEY ROAD

Zoning and Land Regulation Committee



DESCRIPTION: The petitioner would like to create a 3-acre lot from the 143-acre farm in order for their daughter to construct a house.

OBSERVATIONS: There are no prime soils in this area and the land gently slopes down from the road at a 6% grade. There are no other sensitive environmental features observed.

TOWN PLAN: The property is in a Farmland Preservation Area in the *Town of Perry / Dane County Comprehensive Plan*. Residential density is limited to one unit per 35 acres owned as of August 22, 1979. If Petition 11294 is approved, there will be one potential homesite remaining on the 143-acre farm (see attached density study).

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

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

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