
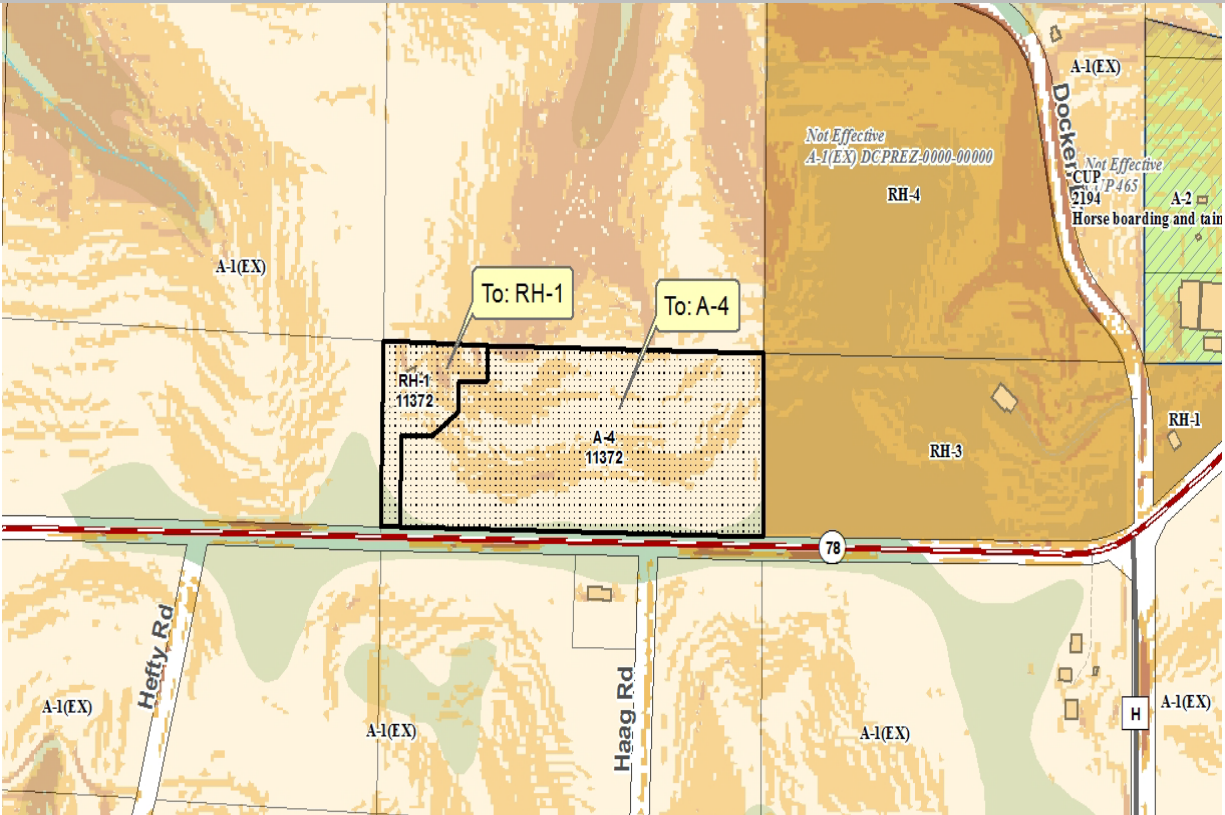


Staff Report  Zoning and Land Regulation Committee	<u>Public Hearing:</u> January 22, 2019 February 12, 2019		Petition 11372
	<u>Zoning Amendment Requested:</u> A-1EX Agriculture District to RH-1 Rural Homes District, A-4 Agriculture District		<u>Town/Section:</u> Perry, Section 4
	<u>Size:</u> 2.12, 13.91 Acres	<u>Survey Required?</u> Yes	<u>Applicant:</u> Iverson Revocable Living Trust, Duane A.
	<u>Reason for the request:</u> Separating existing residence from farmland		<u>Address:</u> 1429 State Highway 78



DESCRIPTION: Applicant seeks to rezone 2.12 acres from the A-1(EX) zoning district to the RH-1 zoning district to separate an existing farmstead from the balance of the farm. An additional 13.91 acres of the Iverson property on the North side of State Highway 78 would be rezoned to the A-4 zoning district and continue in agricultural use.

OBSERVATIONS: The proposed lots would conform to the size, area and road frontage requirements of Chapters 10 and 75, Dane County Code.

TOWN PLAN: The property is in a Farmland Preservation Area in the town/county plan. Density standards apply (see density study in packet). If Petition 11372 is approved, the original 1979 Iverson farm will have one potential homesite remaining.

RESOURCE PROTECTION: There are no mapped resource protection corridors on the property.

STAFF: The proposal meets the dimensional standards of the zoning districts and appears to be consistent with policies of the Town’s Comprehensive Plan.

TOWN: The Town Board approved the petition conditioned upon a deed notice being placed on the 16 acres to prohibit further residential development. The housing density rights have been exhausted for this portion of the Iverson Farmstead.