
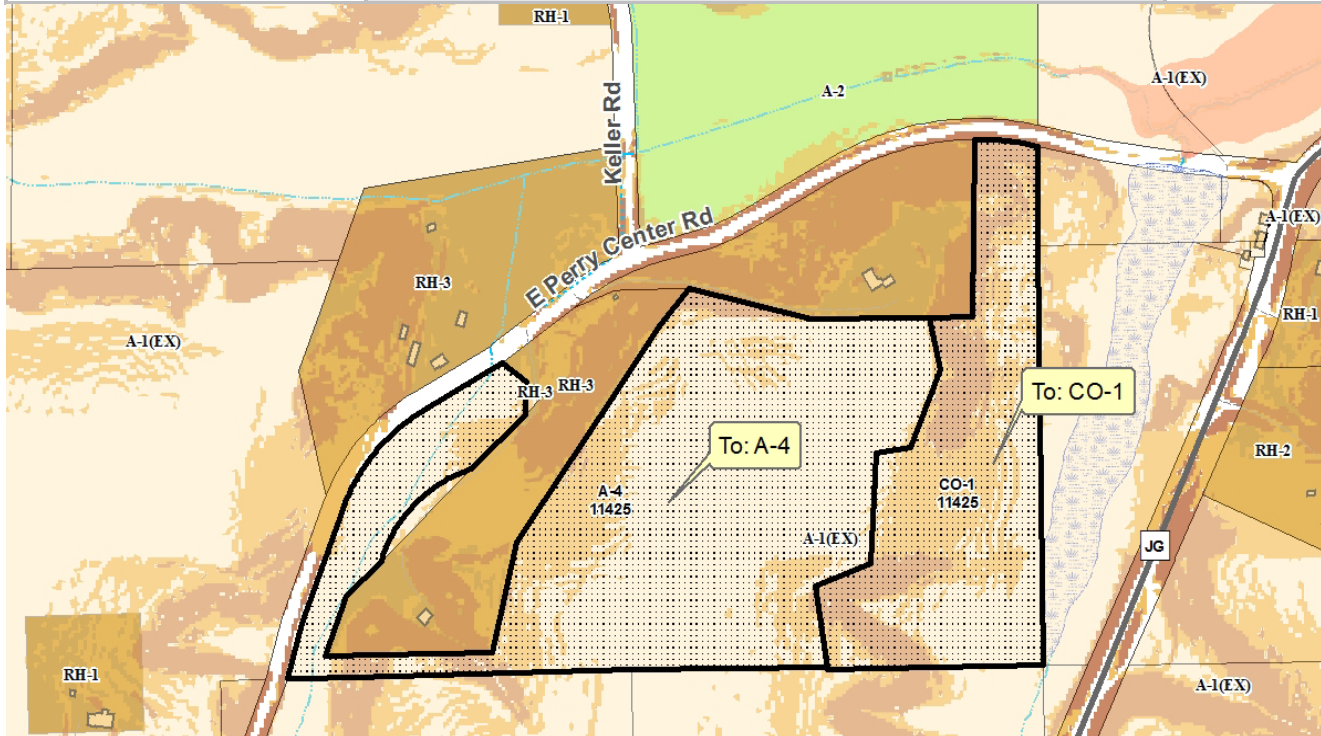


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| <p>Staff Report</p>  <p>Zoning and Land Regulation Committee</p> <p>Questions? Contact: Brian Standing – 267-4115</p> | <p><i>Public Hearing:</i> June 25, 2019</p> | <p>Petition 11425</p> |
| | <p><i>Zoning Amendment Requested:</i> A-1EX Agriculture District TO A-4 Agriculture District and CO-1 Conservancy District</p> | <p><i>Town/Section:</i> PERRY, Section 12</p> |
| | <p><i>Size:</i> 32.68,15.9 Acres</p> | <p><i>Survey Required:</i> Yes</p> |
| | <p><i>Reason for the request:</i> CREATING ONE AGRICULTURE LOT AND ONE CONSERVANCY LOT</p> | |



DESCRIPTION: Landowner wishes to rezone approximately 48 acres from the FP-35 zoning district to the FP-1 and NR-C zoning districts. This will facilitate a sale of a portion of the land for hunting and recreational use, while the current landowners will retain the remainder for farming.

OBSERVATIONS: The Town of Perry adopted the new county zoning ordinance after this petition was submitted. FP-1 is the equivalent of A-4 zoning, and NR-C is the equivalent of CO-1. No building site will be created with this petition. The NR-C / CO-1 lot is heavily wooded, with steep slopes. The proposed FP-1 / A-4 lot is a flatter plateau, which is currently farmed.

TOWN PLAN: The property is in a farmland preservation area in the Town of Perry / Dane County Comprehensive Plan and the Dane County Farmland Preservation Plan.

RESOURCE PROTECTION: Resource protection corridors associated with soil types protected under the Town of Perry Comprehensive Plan cover the western portion of the proposed CO-1 / NR-C lot.

STAFF: Recommend approval with no conditions.

TOWN: The Town Board approved the petition conditioned upon a deed notice being placed on the property which identifies that the housing density rights for the property have been exhausted.