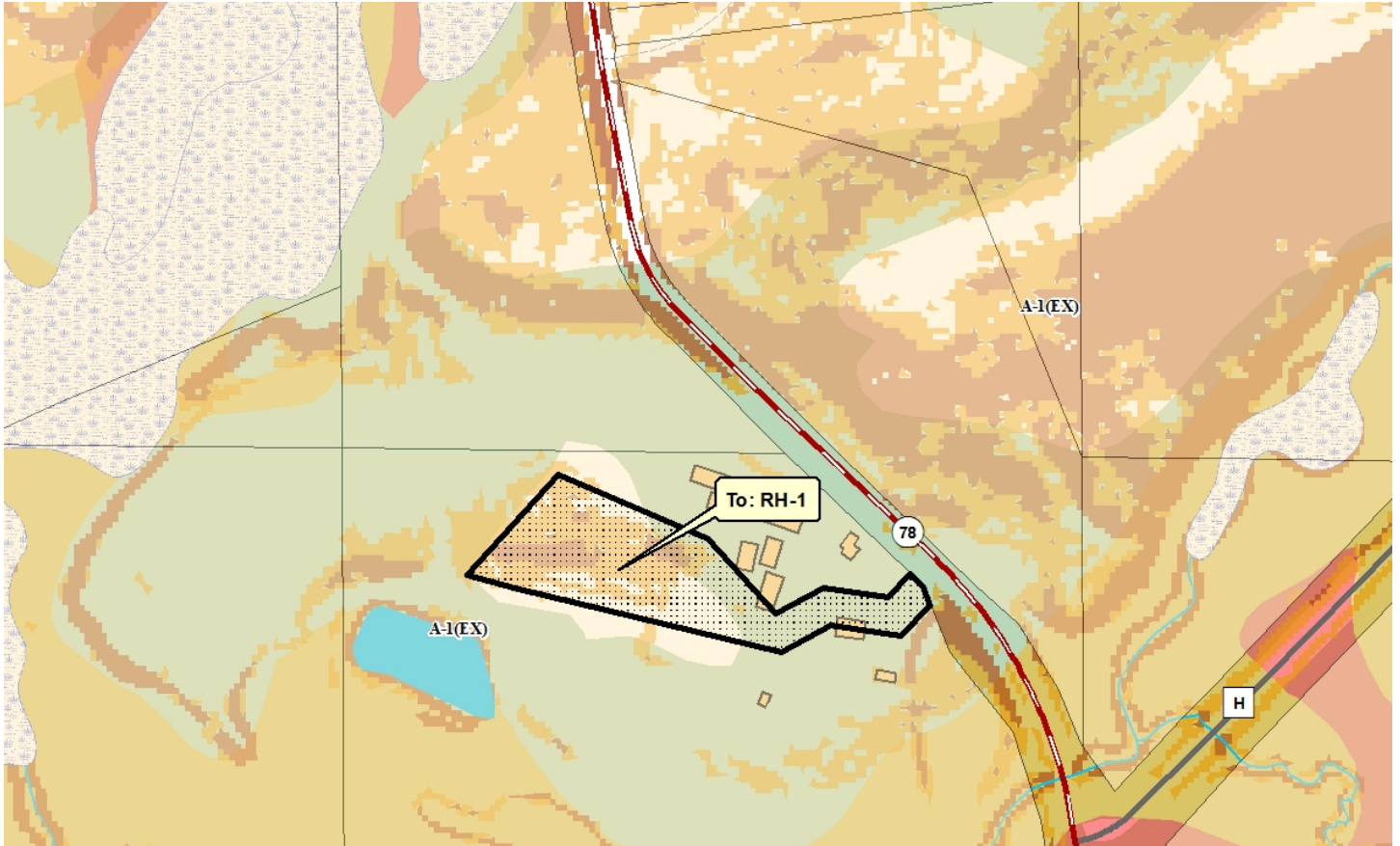




Staff Report

<i>Public Hearing:</i> July 24, 2018	<i>Petition:</i> Petition 11310
<i>Zoning Amendment:</i> A-1EX Agriculture District TO RH-1 Rural Homes District	<i>Town/sect:</i> PERRY, Section 32
<i>Acres:</i> 2.4 <i>Survey Req.:</i> Yes	<i>Applicant:</i> BRADY C GOMEZ
<i>Reason:</i> Creating one residential lot	<i>Location:</i> 313 COUNTY HWY 78

Zoning and Land Regulation Committee



DESCRIPTION: Landowner wishes to rezone 2.4 acres from the A-1(ex) zoning district to the RH-1 Rural Homes District to create a single-family residential lot.

OBSERVATIONS: Driveway access would be along an existing farm road, and would not appear to require further filling or excavation.

TOWN PLAN: The property is within a Farmland Preservation Area in the *Town of Perry / Dane County Comprehensive Plan* and the *Dane County Farmland Preservation Plan*. Residential development is capped at a maximum density of 1 unit per 35 acres. If Petition 11310 is approved, there will be 2 potential homesites remaining.

RESOURCE PROTECTION: Mapped resource protection corridors associated with town restrictions against development on productive farm soils immediately surround the proposed building site. However, there appears to be sufficient area outside resource protection corridors to allow for a single-family home. The property appears to be more than 300 feet from Kittelson and Syftestad Creeks, so shoreland zoning standards will not apply.

STAFF: Recommend approval with no conditions.

TOWN: The Town Board approved the petition conditioned upon a Deed Notice being placed on the 37-acre property (0506-322-8050-3) to prohibit further residential development on this portion of the farm. A shared driveway agreement shall be prepared and record for the benefit of the new lot and existing residence.