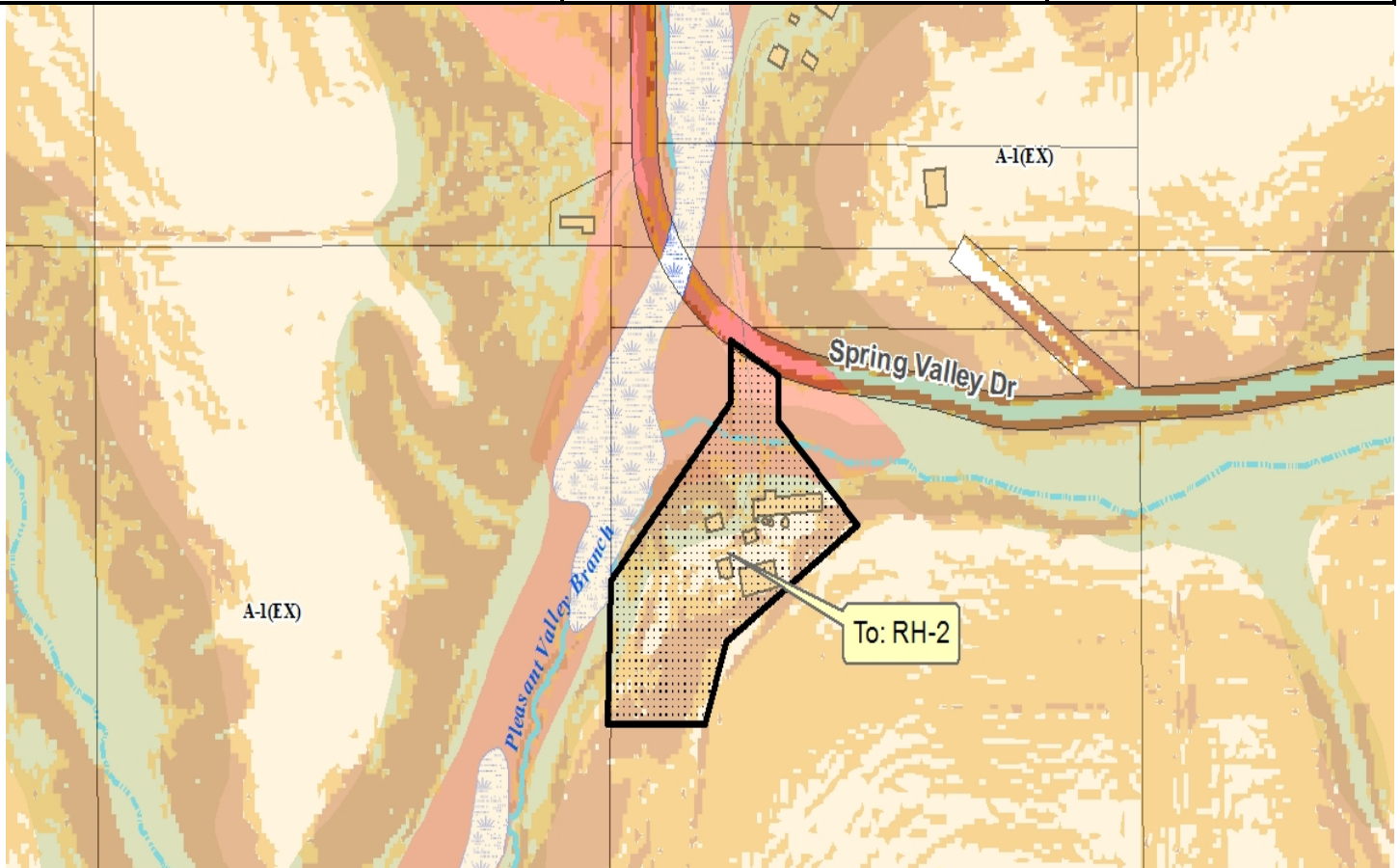




# Staff Report

<b>Zoning and Land Regulation Committee</b>	<b>Public Hearing: May 23, 2017</b>	<b>Petition: Rezone 11130</b>
	<b>Zoning Amendment: A-1EX Exclusive Agriculture District to RH-2 Rural Homes District</b>	<b>Town/sect: Perry Section 10</b>
	<b>Acres: 5.35 Survey Req. Yes</b>	<b>Applicant MDW Investments LLC</b>
	<b>Reason: Separating existing residence from farmland</b>	<b>Location: 10093 Spring Valley Dr</b>



**DESCRIPTION:** Applicant would like to create a 5.35-acre RH-2 lot to separate an existing residence from the balance of the farm.

**OBSERVATIONS:** Access to the property would be from an existing driveway and culvert.

**TOWN PLAN:** The property is within a Farmland Preservation Area in the adopted town/county comprehensive plan and the *Dane County Farmland Preservation Plan*. One unit per thirty-five acre density standards will apply (see density study report in packet). Note that the Town of Perry counts separation of an existing residence against density caps.

**RESOURCE PROTECTION:** Shoreland buffers associated with an unnamed intermittent tributary to the Pleasant Valley Branch cross the property south of Spring Valley Drive. There is an existing stream crossing and culvert providing access to the property.

**STAFF:** No conditions recommended.

**TOWN:** On 5/9/2017, the Town of Perry Board voted to recommend approval with no conditions.