
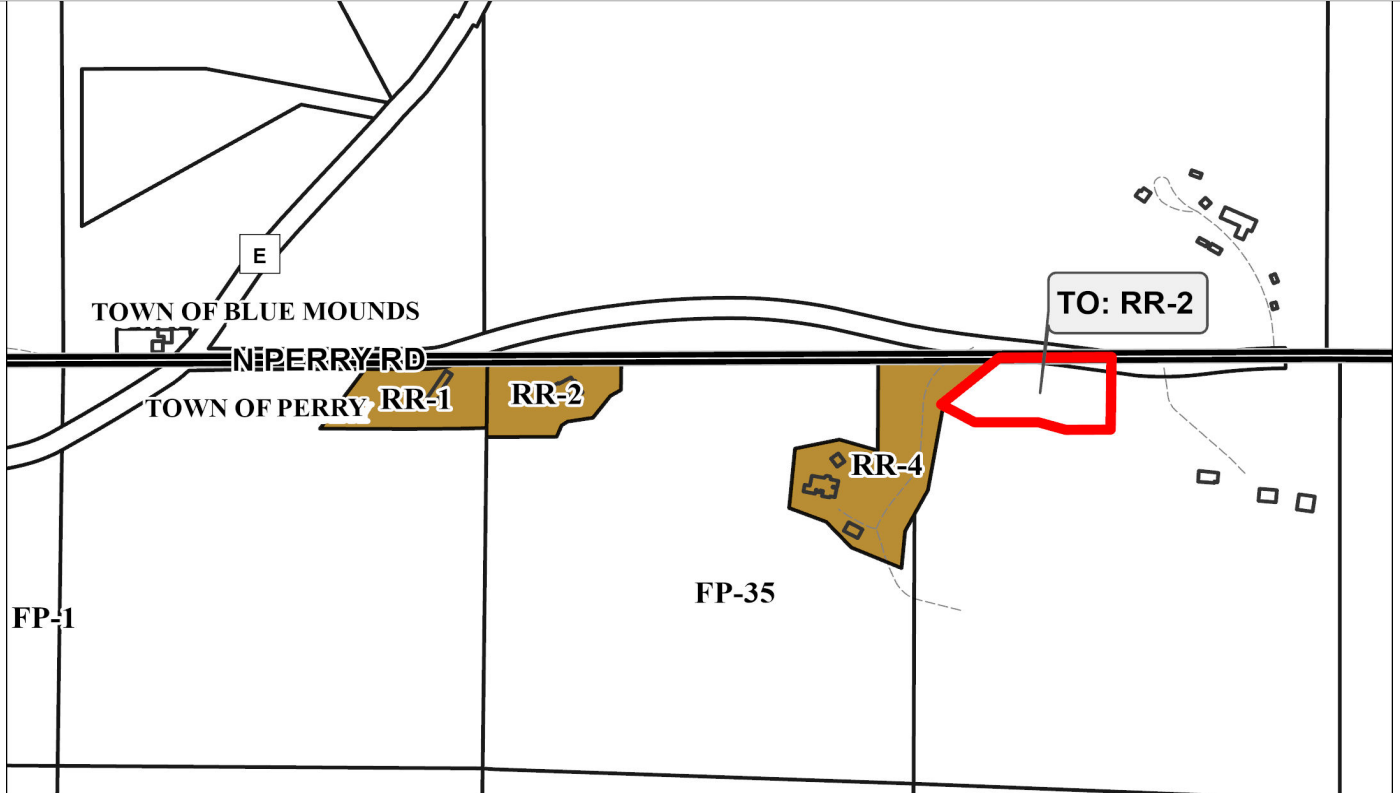


Staff Report  Zoning and Land Regulation Committee	Public Hearing: May 28, 2024	Petition 12039	
	<u>Zoning Amendment Requested:</u> FP-35 Farmland Preservation District TO RR-2 Rural Residential District		<u>Town/Section:</u> PERRY, Section 5
	<u>Size:</u> 2.41 Acres	<u>Survey Required:</u> Yes	<u>Applicant:</u> KARLS LIVING TR (GARY KARLS)
	<u>Reason for the request:</u> Creating one residential lot		<u>Address:</u> EAST OF 10795 N. PERRY RD.



DESCRIPTION: Applicant Gary Karls proposes a rezone in order to create a new residential lot for his son. The property is located along the boundary between the Town of Perry and the Town of Blue Mounds to the north; the Karls family farm comprises about 275 acres, 166 acres of which is in Perry.

OBSERVATIONS: The proposed lot conforms to the requirements of the RR-2 zoning district, including lot size and public road frontage. The lot is not configured with a typical rectangular shape, but county ordinances do not require this. Access to the new lot has already been approved by the Town of Perry.

COMPREHENSIVE PLAN: The property is within a Farmland Preservation Area under the [Town of Perry/Dane County Comprehensive Plan](#) and the [Dane County Farmland Preservation Plan](#). Residential development is capped at a maximum density of one unit per 35 acres owned as of August 22, 1979. If Petition 12039 is approved as submitted, there will be one homesite remaining on the property. (For questions about the town plan, contact Senior Planner Brian Standing at (608) 267-4115 or standing.brian@danecounty.gov)

RESOURCE PROTECTION: Portions of the property are within the shoreland zone due to proximity to a perennial stream to the north. A shoreland erosion control permit and a shoreland zoning permit will be required prior to construction.

TOWN ACTION: On February 13, 2024 the Town Board recommended approval of the rezone with no special conditions.

STAFF RECOMMENDATION: Pending any comments at the public hearing, staff recommends approval of the rezone petition with no conditions other than the applicant recording the CSM for the new lot. Any questions about this petition or staff report please contact Rachel Holloway at (608) 266-9084 or holloway.rachel@countyofdane.com