
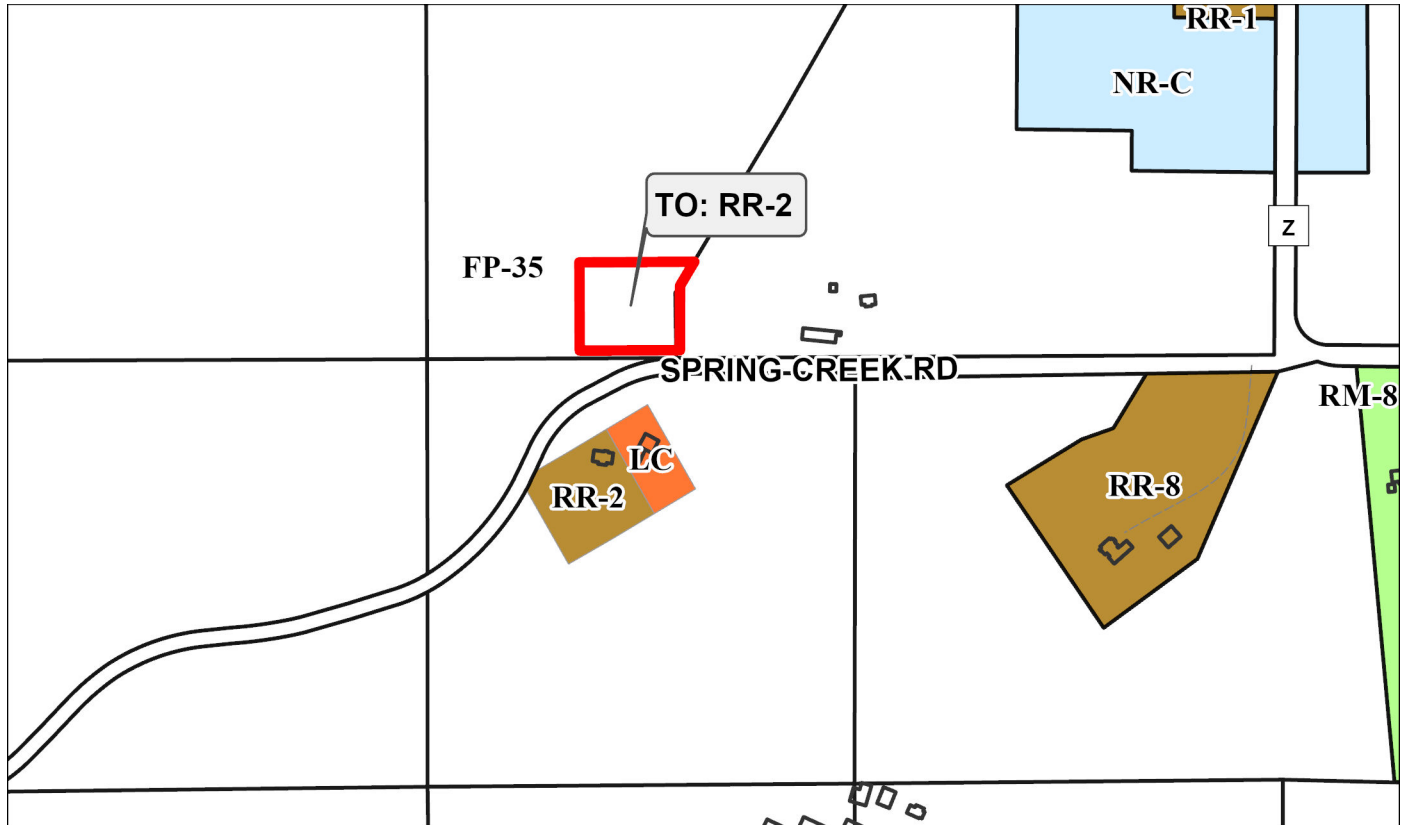


Staff Report  Zoning & Land Regulation Committee	<u>Public Hearing:</u> June 18, 2024		Petition 12059
	<u>Zoning Amendment Requested:</u> FP-35 Farmland Preservation District TO RR-2 Rural Residential District		<u>Town, Section:</u> PERRY, Section 7
	<u>Size:</u> 2 Acres	<u>Survey Required:</u> Yes	<u>Applicant:</u> JADRIEN DEIBLER
	<u>Reason for the request:</u> Creating one residential lot		<u>Address:</u> WEST OF 10916 SPRING CREEK RD



DESCRIPTION: Jadrien Deibler requests a rezone in order to create one 2-acre lot to build a new residence. The new lot would be created with a one-lot certified survey map (CSM).

OBSERVATIONS: The proposed lot would meet the requirements of the RR-2 zoning district, including lot size and public road frontage. Currently the property has no actual frontage on Spring Creek Road, a town road. The applicants propose to dedicate additional road right-of-way so that the lot will have at least 66 feet of frontage as required by the County’s Chapter 75 land division ordinance.

Staff noted that with the creation of the lot, there must be legal access to the adjacent lands that would remain outside the CSM lot. The applicants addressed this by providing an access easement on the proposed CSM.

COMPREHENSIVE PLAN: 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 density of one unit per 35 acres owned as of 8/22/1979. If Petition 12059 is approved as submitted, there will be one potential homesite remaining. (For questions about the town plan, contact Senior Planner Brian Standing at (608) 267-4115 or allan@danecounty.gov.)

RESOURCE PROTECTION: There are no sensitive environmental features on or within 300 feet of the proposed lot.

TOWN ACTION: On November 14, 2023 the Town Board recommended approval of the petition with no conditions.

STAFF RECOMMENDATION: Pending any concerns raised at the ZLR public hearing, staff recommends approval of the petition with the following conditions:

1. A shared access easement agreement shall be recorded along with the CSM to provide access rights to the remaining agricultural property.

Please contact Rachel Holloway at (608) 266-9084 or holloway.rachel@danecounty.gov if you have questions about this petition or staff report.