

Staff Report
**Zoning & Land
Regulation
Committee**

Public Hearing: January 27, 2026

Report updated for the February 10th ZLR Work Meeting

Zoning Amendment Requested:

**FP-35 Farmland Preservation District TO UTR Utility,
Transportation and ROW District**

Size: 33.68 Acres

Survey Required: **No**

Reason for the request:

**A TOWN SPONSORED BLANKET REZONE OF MULTIPLE
PARCELS TO CORRECT THE ZONING MAP**

Petition 12247

Town, Section:

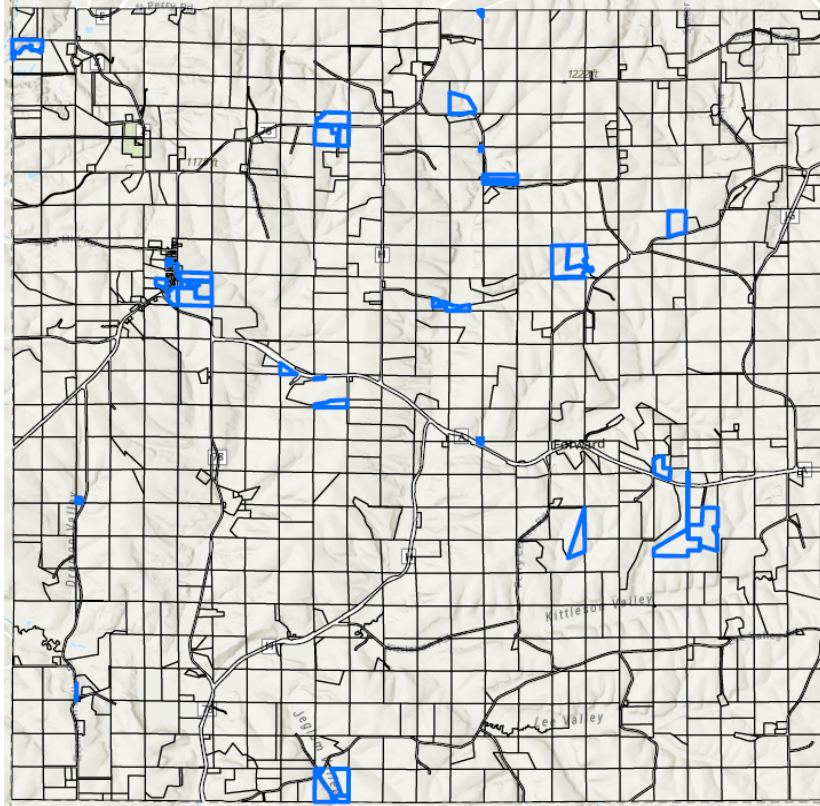
PERRY, Section 3

Applicant:

**TOWN OF PERRY (ON BEHALF
OF MULTIPLE OWNERS)**

Address:

VARIOUS AREAS - SEE LIST



DESCRIPTION: Town sponsored rezone corrects zoning errors and discrepancies that may have resulted from the 2019 zoning ordinance rewrite, and recent parcel definition changes related to farmland preservation zoning.

OBSERVATIONS: Parcels changes generally involve right-sizing the zoning district with no impact to existing uses. In some cases, Farmland is changed to UTR to more accurately reflect the use. Others are correctly labeling FP zoning to reflect the size of the farm the parcel is associated with.

COMPREHENSIVE PLAN: The blanket rezone more effectively implements the comprehensive plan because it corrects zoning errors that may have resulted from the 2019 zoning ordinance rewrite. Zoning changes ensure that these properties are correctly zoned for the existing and intended use. Change to density or development are outside the scope of this rezone. For questions about the town plan, contact Senior Planner Bridgit Van Belleghem at (608) 225-2043 or VanBelleghem.Bridgit@danecounty.gov.

RESOURCE PROTECTION: The rezones do not change uses or impact any natural or environmentally sensitive resources.

TOWN ACTION: The Town Board recommends approval of the rezones, with no conditions. The town planning commission recommended the attached list of rezones to the Town Board. Property owners were contacted via personal letter and public hearing notice. No objections were submitted.

JANUARY 27TH ZLR HEARING: On January 27th the ZLR Committee held a public hearing on the proposed rezoning. There was no opposition to the proposal. However, one landowner had contacted zoning staff the afternoon of the hearing to

ask if her parcel (050608396407) was being rezoned, because it was shown on maps that had been created from an earlier parcel list from the original petition. This was before the Town of Perry modified the list as part of their review. The Committee postponed action on the petition to have staff verify the list of parcels is correct before taking action.

STAFF RECOMMENDATION: For this type of rezone involving multiple properties it is the parcel list, not the maps, that is the controlling documentation for the rezone Ordinance Amendment records. The maps were provided as supplemental information. The older maps were updated after this issue was made known at the public hearing, so the files are now all up to date.

Staff recommends approval of the petition, with no changes or conditions.

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