
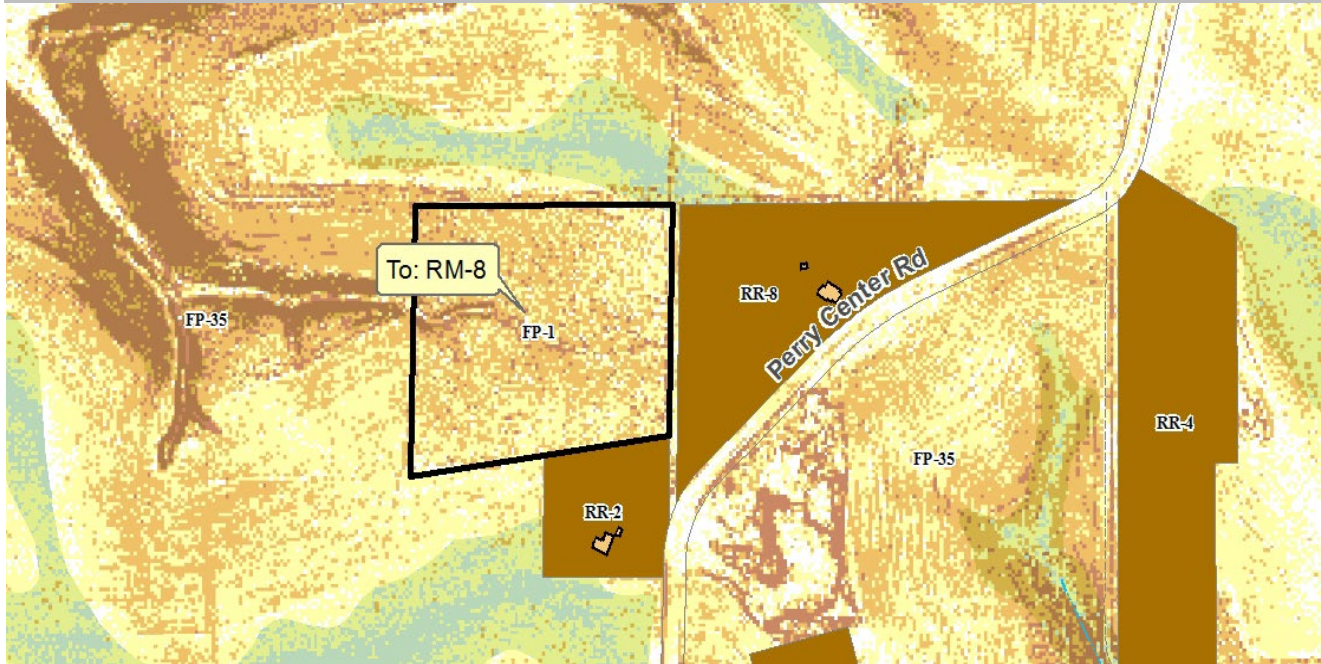


Staff Report  Zoning and Land Regulation Committee	<i>Public Hearing:</i> April 27, 2021	Petition 11681
	<i>Zoning Amendment Requested:</i> FP-1 Farmland Preservation District TO RM-8 Rural Mixed-Use District	<i>Town/Section:</i> PERRY, Section 15
	<i>Size:</i> 12 Acres	<i>Survey Required:</i> No
	<i>Reason for the request:</i> Creating one residential lot	<i>Applicant</i> KING REV TR, DOUGLAS B & MARJORIE A
		<i>Address:</i> JUST NORTH OF 991 PERRY CENTER ROAD



DESCRIPTION: Landowner wishes to rezone an existing 12-acre, metes-and-bounds parcel in the FP-1 zoning district to the RM-8 zoning district, to allow for a single family residence.

OBSERVATIONS: The property was previously a nonconforming parcel in the old A-1(ex) zoning district. At the time the revised county zoning ordinance took effect in the Town of Perry, this parcel’s legal status was undetermined. Since it wasn’t certain that this parcel had a building site under the old ordinance, it was placed in the FP-1 zoning district. Since that time, Dane County Zoning has been able to document that the parcel was legally created, and so qualified for a building site under the provisions of the old ordinance. This parcel does not have road frontage, but that requirement did not apply at the time the metes-and-bounds parcel was created.

TOWN PLAN: The site is in a Farmland Preservation area in the *Town of Perry / Dane County Comprehensive Plan*. The plan allows for residential construction on legally created, substandard parcels.

RESOURCE PROTECTION: A very small portion of the northeastern corner of the parcel includes soils protected under the town/county plan. No impacts anticipated.

TOWN: The Town Board approved the petition conditioned upon a driveway easement being recorded on parcel 0506-151-9901-8 to allow access to the property.

STAFF: Recommend approval with a 90-day delayed effective date by which time the landowner must record an appropriate driveway and access easement on parcel 0506-151-9901-8.

Questions? Contact Brian Standing at standing@countyofdane.com.