
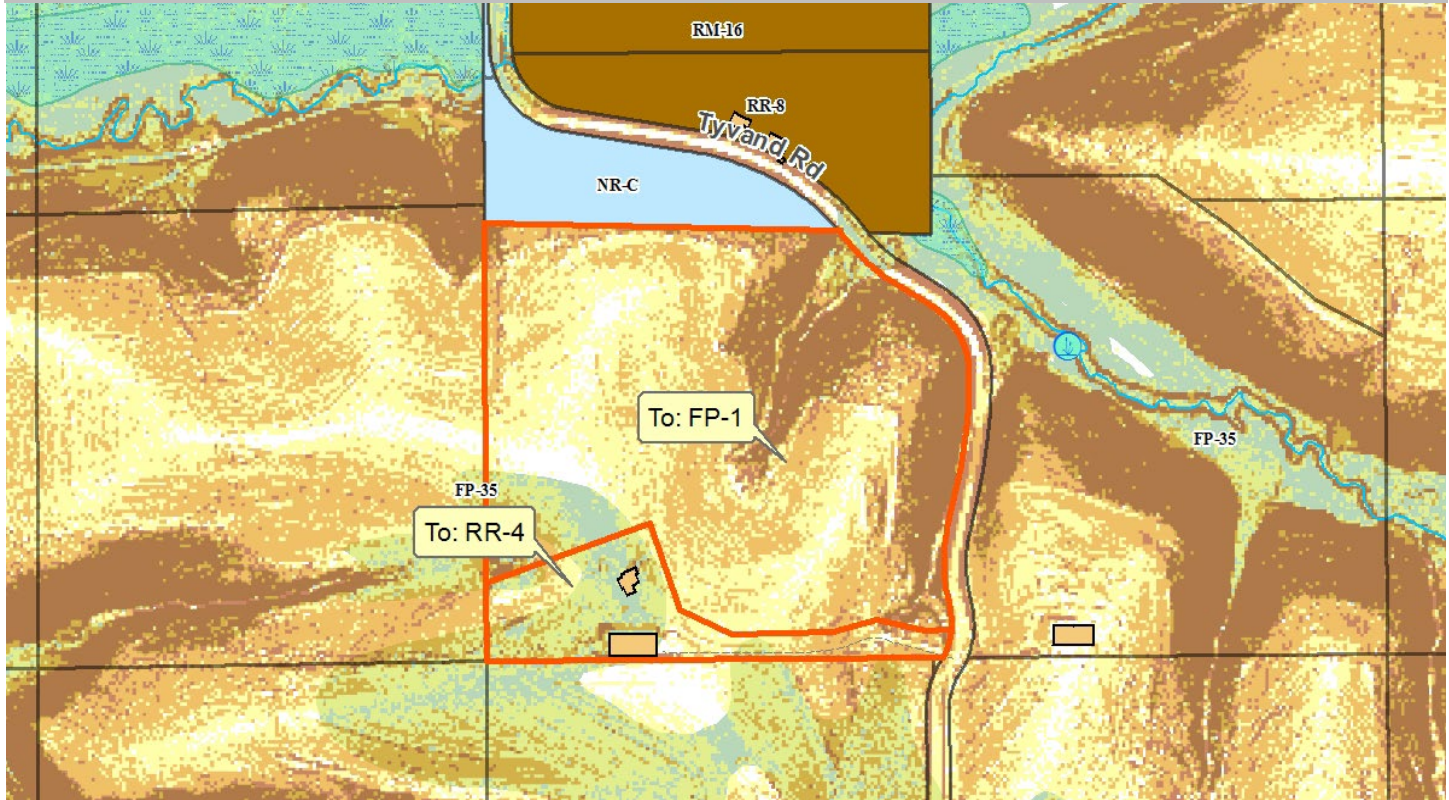


Staff Report  Zoning and Land Regulation Committee	Public Hearing: June 22, 2021		Petition 11700
	Zoning Amendment Requested: FP-35 Farmland Preservation District TO FP-1 Farmland Preservation District, FP-35 Farmland Preservation District TO RR-4 Rural Residential District		Town/Section: PERRY, Section 35
	Size: 33.76,5.40 Acres	Survey Required. Yes	Applicant SCOTT G JELLE
	Reason for the request: Separating existing residence from farmland		Address: 131 TYVAND ROAD



DESCRIPTION: Landowner wishes to rezone 5.4 acres from the FP-35 zoning district to the RR-4 zoning district to allow for the separation of an existing residence. This will cause the balance of the property to fall below 35 acres, so this will be created as a separate lot and rezoned to the FP-1 zoning district.

OBSERVATIONS: Both lots would conform to the minimum standards, including road frontage requirements, of the county zoning and land division ordinances. No new homesite would be created with this petition.

TOWN PLAN: The property is in a farmland preservation area under the *Town of Perry / Dane County Comprehensive Plan*. Residential development is capped at one unit per 35 acres, but separation of an existing residence does not count toward this limit.

RESOURCE PROTECTION: Soil types classified as “steep” under the town/county plan cover much of the proposed RR-4 lot. However, no new development is proposed, and no significant impact is anticipated.

STAFF: Recommend approval with no conditions.

TOWN: The town of Perry approved the petition with no conditions.

Questions? Contact Brian Standing at standing@countyofdane.com