
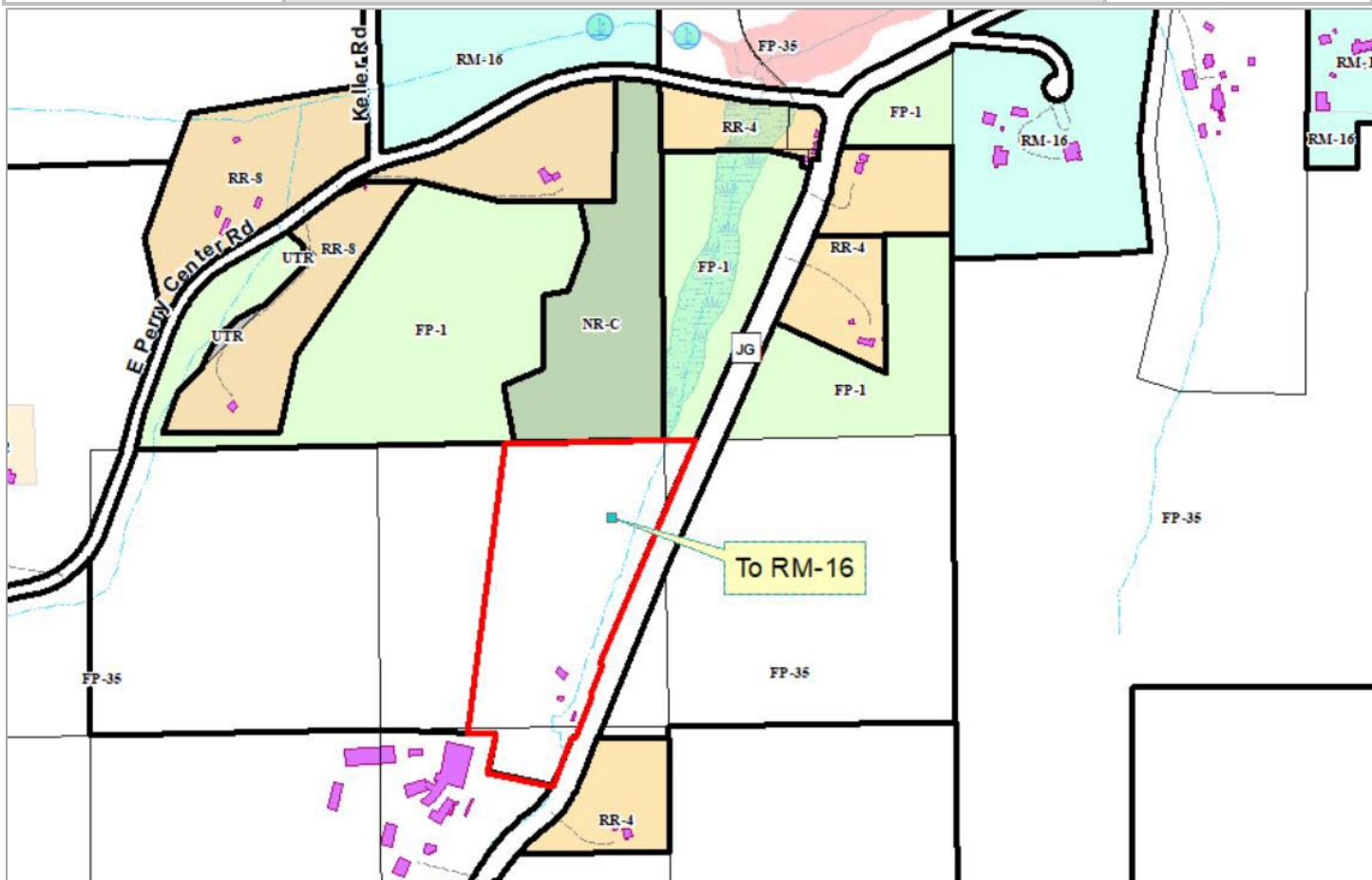


Staff Report  Zoning & Land Regulation Committee	<u>Public Hearing:</u> April 22, 2025		Petition 12153
	<u>Zoning Amendment Requested:</u> FP-35 Farmland Preservation District TO RM-16 Rural Mixed-Use District		<u>Town, Section:</u> PERRY, Section 12
	<u>Size:</u> 23.2 Acres	<u>Survey Required:</u> Yes	<u>Applicant:</u> WAYNE AND MILLICENT BRATTRUD
	<u>Reason for the request:</u> CREATE ONE RURAL MIXED-USE LOT FOR EXISTING RESIDENCE AND ONE AGRICULTURAL LOT		<u>Address:</u> 1187 COUNTY HIGHWAY JG



DESCRIPTION: Applicants Wayne and Millie Brattrud would like to create a rural mixed-use lot and one agricultural lot, by dividing roughly 77 acres from the rest of their farm land via certified survey map (CSM). This petition would separate their existing farmstead from the rest of the farm, on a 23-acre lot with RM-16 zoning. At the same time, 54.3 acres of agricultural land in the west end of the farm will be placed into a CSM lot, which will remain in FP-35 zoning.

OBSERVATIONS: The proposed lots meet county requirements for the proposed zoning districts, including lot size and public road frontage.

The remaining Brattrud lands consist of over 35 acres of unplatted land, which can remain in Farmland Preservation zoning and does not need to be included in the CSM unless required by town policies. Roughly 41.6 acres of FP-35 zoned land would remain east of Highway JG, consisting of the southeast corner of tax parcel 050612485008, a tiny piece of parcel 050612490001, and most of parcel 050612480003. They also own tax parcel 050612195720 which is 25.8 acres in size, zoned FP-1, and is bisected by Highway JG.

HIGHWAY ACCESS: No changes proposed, and each lot has frontage. CTH JG is not a controlled access highway. No new access will be permitted on CTH JG due to reconfiguration of lots. (NOTE: Preliminary CSM comments not included in this review. Comments will include showing “no access” areas, showing existing access locations, and add easement(s)

to surrounding lands, etc. Comments may include dedicating ROW for highway use, etc.) For any questions regarding future access onto Highway JG, please contact Kevin Eslick 608-283-1486 / eslick.kevin@danecounty.gov

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. No new development is proposed. If approved, petition is consistent with the Comprehensive Plan. For questions contact Bridgit at VanBelleghem.Bridgit@danecounty.gov.

RESOURCE PROTECTION: An intermittent stream traverses the proposed RM-16 lot (Lot 1). No new development is proposed with this petition. Any future development or land disturbance within 75 feet of the stream is subject to shoreland zoning permit requirements.

TOWN ACTION: On March 11th the Town Board recommended approval noting that 1 density unit will transfer with the sale of 54.6 acres to the adjoining landowner and retain agricultural use and zoning.

STAFF RECOMMENDATION: Pending any comments at the public hearing, Staff recommends approval subject to the following conditions:

1. One housing density right will remain on proposed Lot 2 (the 54.6-acre agricultural lot).

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