
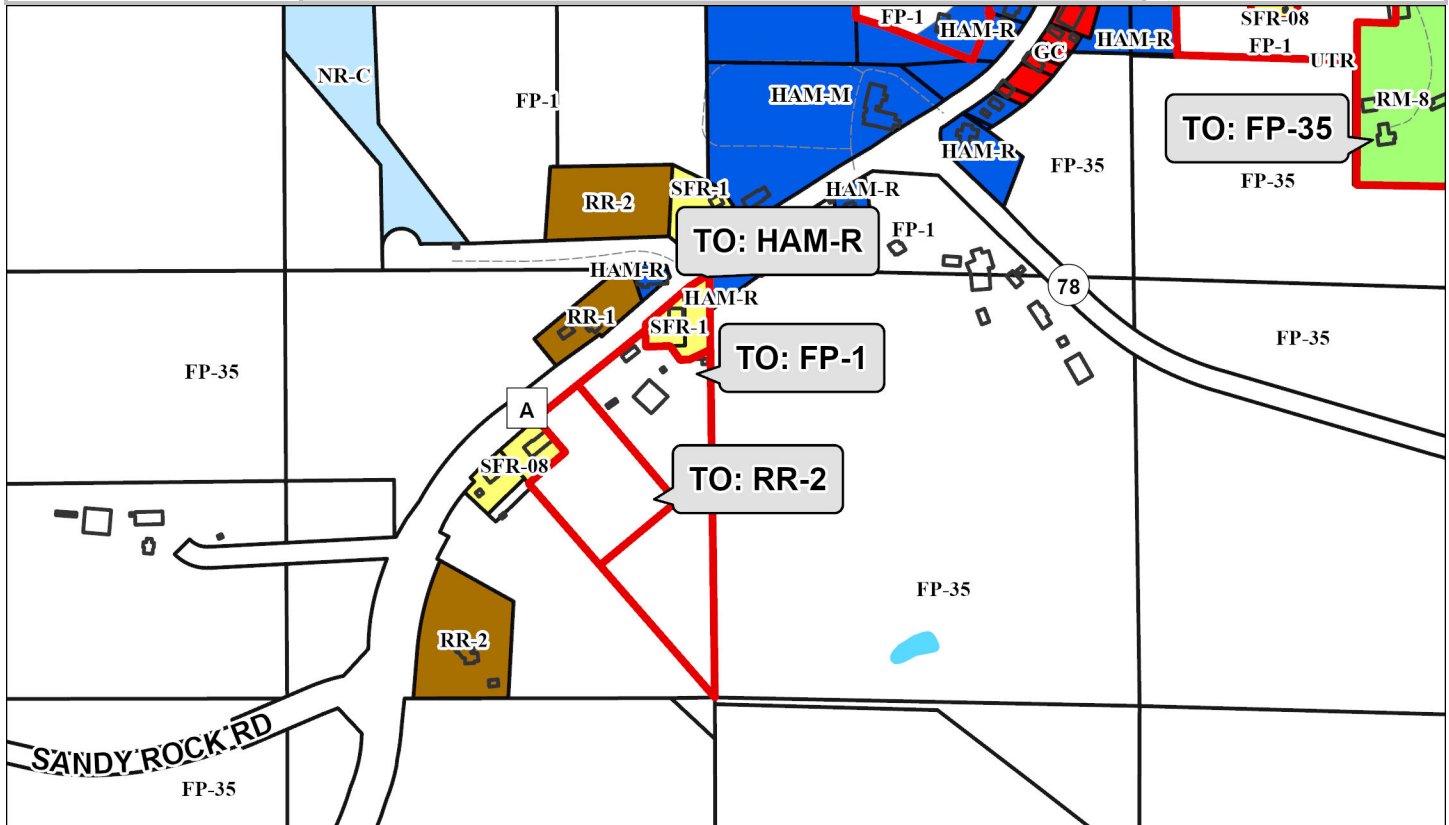


Staff Report  Zoning & Land Regulation Committee	<u>Public Hearing:</u> May 26, 2026		Petition 12272
	<u>Zoning Amendment Requested:</u> FP-35 Farmland Preservation District TO RR-2 Rural Residential District and FP-1 Farmland Preservation District; SFR-1 Single Family Residential District TO HAM-R Hamlet Residential District		<u>Town, Section:</u> PERRY, Section 18
	<u>Size:</u> 3.0,5.5,0.7 Acres	<u>Survey Required:</u> Yes	<u>Applicant:</u> JOHN E WILLBORN JR
	<u>Reason for the request:</u> CREATE ONE RESIDENTIAL LOT AND ONE AGRICULTURAL LOT		<u>Address:</u> 10833 COUNTY HIGHWAY A



DESCRIPTION: John Willborn Jr. and his father would like to create a 3-acre residential lot with RR-2 zoning. At the same time they would consolidate the existing residential property (currently two un-platted tax parcels) into one surveyed lot with HAM-R zoning. The remaining farm land would be rezoned to FP-1 because it will be less than 35 acres. A three-lot certified survey map would result (Lot 1 as the new residential lot, Lot 2 as the ag lot, and Lot 3 for the existing home).

OBSERVATIONS: The proposed lot configuration meets county ordinance requirements, including lot size, public road frontage, and lot coverage by buildings. The existing home (address 10833 CTH A) is closer to the highway than would be required by ordinance for new construction, so is non-conforming to the setback but this is an existing condition. There is a small shed building along the eastern edge of the property that is currently too close to the existing residential lot; the new CSM would correct this by adding some of that SFR-zoned land to the FP-1 lot.

HIGHWAY ACCESS: A highway access permit is needed from Dane County Highway Department for the new residential lot. Applicant has already obtained the permit. If any questions, we advise contacting Kevin Eslick at 608-283-1486.

COMPREHENSIVE PLAN: This petition is in the Town’s Daleyville Hamlet planning area and is subject to the land use policies related to that designation. This proposal is consistent with the goals, objectives of policies related to residential land use. The one residential density unit available will be exhausted if approved (see Density Study). The density unit comes from contiguous farmland to the southeast. Because of this, staff recommends deed restricting the following parcels from further division and development: 050617380010, 050617385009, 050617395010. For questions about the town plan, contact Senior Planner Bridgit Van Belleghem at (608) 225-2043 or VanBelleghem.Bridgit@danecounty.gov.

RESOURCE PROTECTION: No sensitive environmental resources exist within 300 feet of the proposed developable lot. Lands with and abutting Resource Protection Corridors will remain in agricultural use under FP-1 zoning.

Driveways over 125 feet long require an erosion control permit from Dane County Land and Water Resources Dept. For questions please contact Elliott Mergen (608) 224-3730 / Mergen.Elliott@danecounty.gov.

TOWN ACTION: Town Board recommends approval, with no conditions suggested.

STAFF RECOMMENDATION: Pending any concerns raised at the public hearing, Staff would recommend approval subject to the applicant recording the CSM and the following conditions:

1. A deed restriction shall be recorded on tax parcels 050617380010, 050617385009, 050617395010 stating the following:
 - a. Further residential/nonfarm development is prohibited on the remaining FP-35 zoned land. The housing density rights for the original John E. Willborn farm have been exhausted per the Town Comprehensive Plan density policies.

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