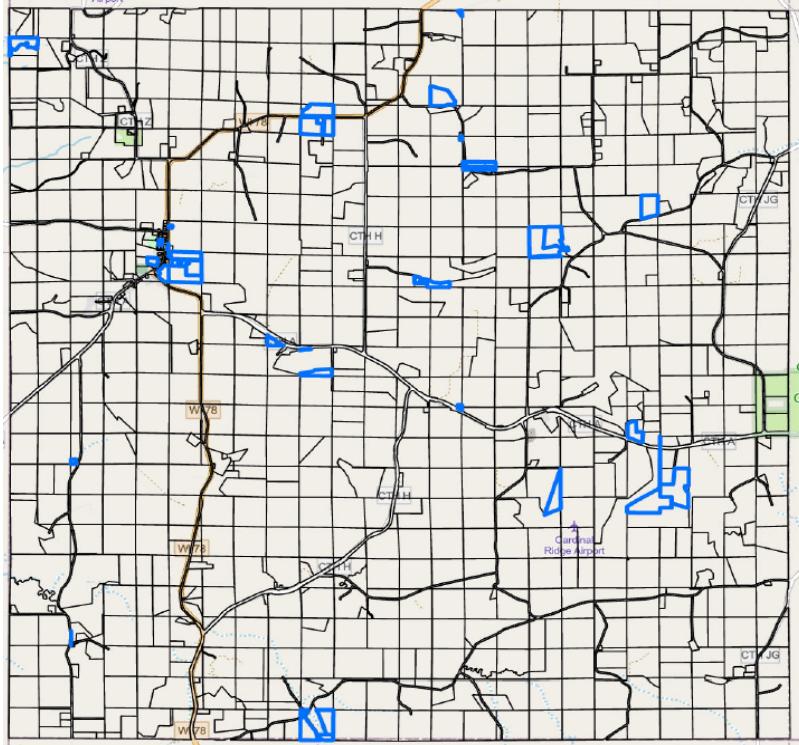


<b>Staff Report</b>  <b>Zoning &amp; Land Regulation Committee</b>	<b>Public Hearing: January 27, 2026</b> <u>Zoning Amendment Requested:</u> <b>FP-35 Farmland Preservation District TO UTR Utility, Transportation and ROW District</b> <u>Size:</u> 33.68 Acres <u>Survey Required:</u> No <u>Reason for the request:</u> <b>A TOWN SPONSORED BLANKET REZONE OF MULTIPLE PARCELS TO CORRECT THE ZONING MAP</b>	<b>Petition 12247</b> <u>Town, Section:</u> <b>PERRY, Section 3</b>  <u>Applicant:</u> <b>TOWN OF PERRY (ON BEHALF OF MULTIPLE OWNERS)</b> <u>Address:</u> <b>VARIOUS AREAS - SEE LIST</b>
---	---	---



**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](mailto: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 rezone, with no conditions. The town planning commission recommended the attached list of rezone to the Town Board. Property owners were contacted via personal letter and public hearing notice. No objections were submitted.

**STAFF RECOMMENDATION:** Pending town action on the rezone, Staff recommends approval with no changes or conditions.

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