
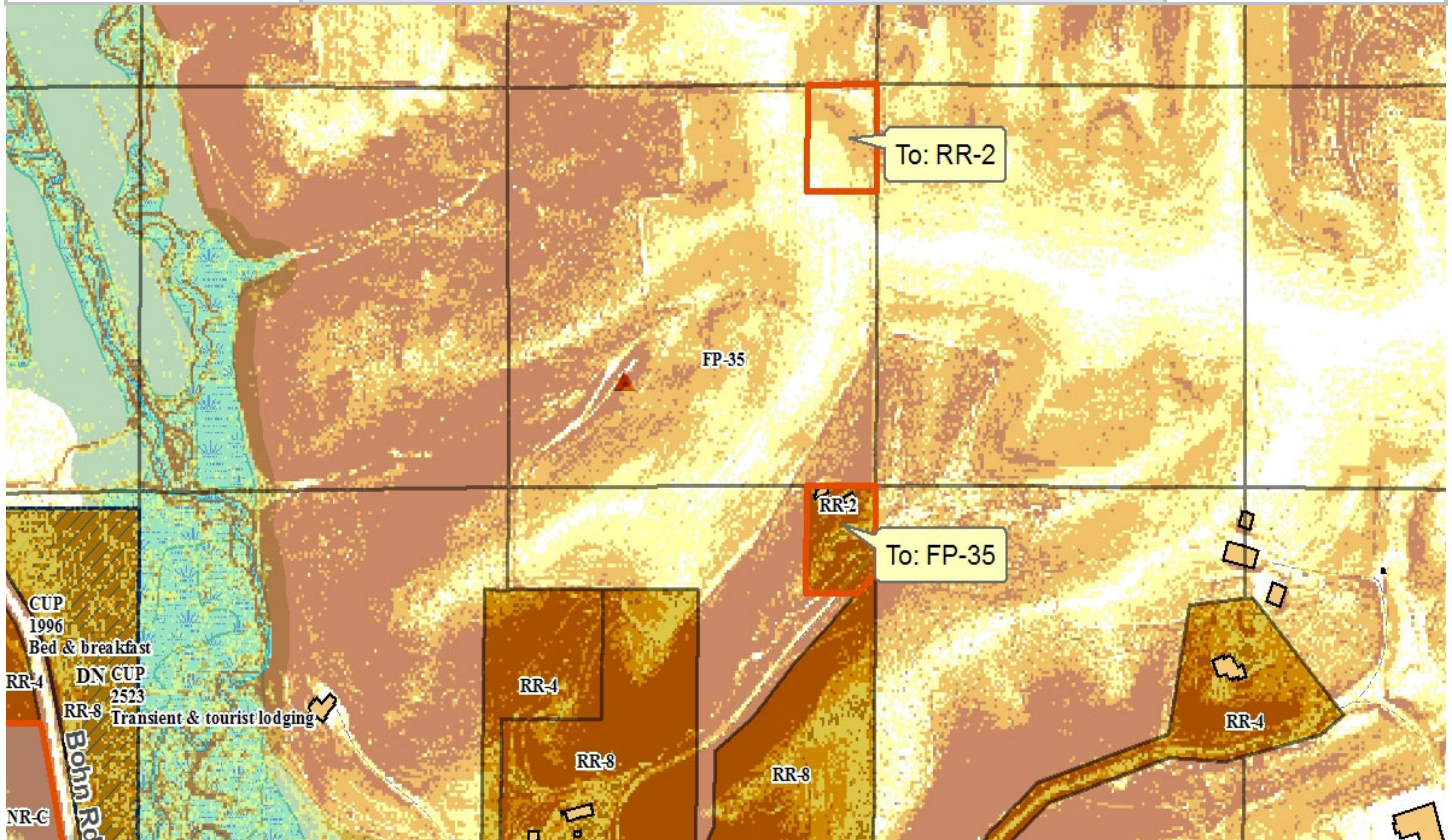


Staff Report  Zoning and Land Regulation Committee	<i>Public Hearing:</i> October 25, 2022		Petition 11891
	<i>Zoning Amendment Requested:</i> RR-2 Rural Residential District TO FP-35 Farmland Preservation District, FP-35 Farmland Preservation District TO RR-2 Rural Residential District		<i>Town/Section:</i> VERMONT, Section 27
	<i>Size:</i> 1.97, 2.01 Acres	<i>Survey Required:</i> No	<i>Applicant</i> TIMOTHY AND ELIZABETH PIERCE
	<i>Reason for the request:</i> Shifting an existing residential spot zone to the north end of the property		<i>Address:</i> 3480 COUNTY HIGHWAY JG



DESCRIPTION: Applicants Timothy and Elizabeth Pierce propose to demolish their existing home and build a new one further to the north on their 55-acre property. They propose to move the existing RR-2 spot zone to the new location.

OBSERVATIONS: Shifting the spot zone would be acceptable since the property layout does not allow a new lot with road frontage. The new driveway would be roughly 2,500 feet from County Highway JG; the new home site will need to comply with town driveway regulations.

The applicant has been working with the Land & Water Resources Department in order to obtain the necessary permits for erosion control and stormwater management; LWRD is holding open a permit from another project earlier this year so that if the zoning is approved for the new home site a full stormwater management plan will be prepared.

The Public Health department has indicated no concerns based on a preliminary review for the septic system; a final review will be done prior to the public hearing.

The property contains steep slopes; however they are steeper on the existing home site (20% or more) than the proposed new site (roughly 12-17%). The applicant has worked with the Town to find a suitable home location.

HIGHWAY DEPARTMENT: CTH JG is not a controlled access highway. No new access will be permitted on CTH JG due to reconfiguration of lots / home sites. No significant increase of traffic is expected due to rezone.

TOWN PLAN: The property is within a Rural Preservation Area under the town/county plan. Residential development is capped at one unit per 35 acres. Note that Petition 11891 would result in no net increase of permitted homesites. General siting criteria related to protecting rural character and compliance with town driveway and building ordinances will apply. The town/county plan imposes more stringent building design, location and screening requirements for properties within designated Ridgetop Protection Areas. The existing homesite falls within a Ridgetop Protection Area, but the proposed new homesite does not. Because the property will not be divided into ownership lots smaller than 35 acres, town plan standards for road frontage do not apply. (For questions about the town plan, contact Senior Planner Brian Standing at (608)267-4115 or standing@countyofdane.com)

RESOURCE PROTECTION: There are no resource protection areas mapped on the subject property for this petition.

TOWN ACTION: The Town Board recommended approval on September 12, 2022 with the following condition:

1. The existing home must be demolished 6 months after construction on the new home is complete.

STAFF RECOMMENDATION: Staff recommends approval subject to the following:

1. The existing home must be demolished 6 months after construction on the new home is complete.

Any questions about this petition or staff report please contact Rachel Holloway at (608) 266-9084 or holloway.rachel@countyofdane.com