



Staff Report

Zoning and Land Regulation Committee

Public Hearing: **April 29, 2014**

Zoning Amendment:
A-1EX Exclusive Agriculture District to RH-2 Rural Homes District

Acres: 5.45
Survey Req. Yes

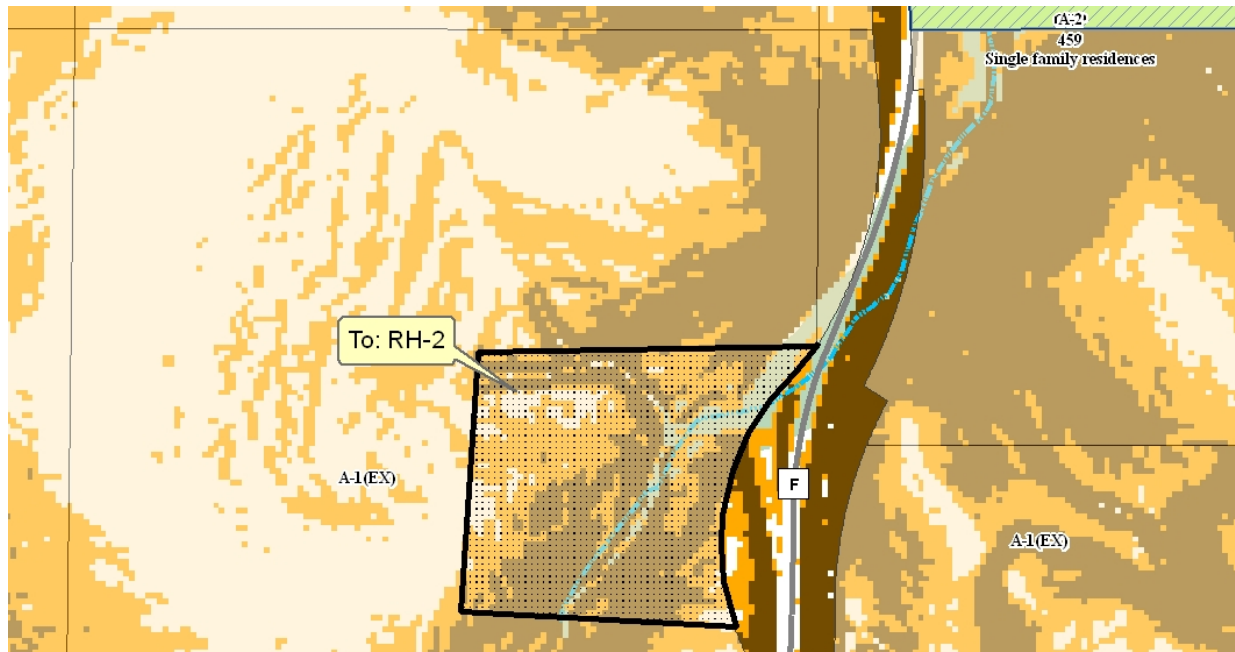
Reason:
Creating one residential lot

Petition: **Rezone 10666**

Town/sect:
Vermont Section 20

Applicant
Laverne R Sutter

Location:
North of 3751 County Highway F



DESCRIPTION: The applicant would like to create a residential lot from the 192-acre farm.

OBSERVATIONS: The proposal is in an area that is fully wooded with slopes between 12% to 30% grade. There is an intermittent stream that bisects the property. The proposal fronts on County Highway F.

TOWN PLAN: In Farmland Preservation area. 1:35 density policy applies, 6 splits available. Development should comply with town Ridgetop Protection Area standards (maximum building height of 24 feet) and avoid Resource Protection Corridors. Note that the Town of Vermont / Dane County Comprehensive Plan permits development on slopes exceeding 20%.

RESOURCE PROTECTION: A stream channel crosses the parcel from southwest to northeast. Shoreland zoning standards, including impervious surface limits, will apply for all development. Depending on where home and driveway are located, Chapter 30 stream crossing permits from the WI DNR and county erosion control permits may also apply.

Dane County Land and Water Resource: Permits to cross the navigable waterways may be difficult to obtain due to the presence of the cold water resource area and steep topography.

Dane County Highway Department: Driveway access permit has been obtained from Dane County Highway Department.

STAFF: Landowner should provide a Preliminary Review Letter from Dane County Land & Water Resources Department indicating that Chapter 14 and Chapter 11 erosion control standards can be met. Any approvals should be conditioned on defining an appropriate building envelope, meeting county erosion and shoreland standards, town driveway standards, and if necessary, WI DNR Chapter 30 stream-crossing permits.

TOWN: Approved with no conditions.