
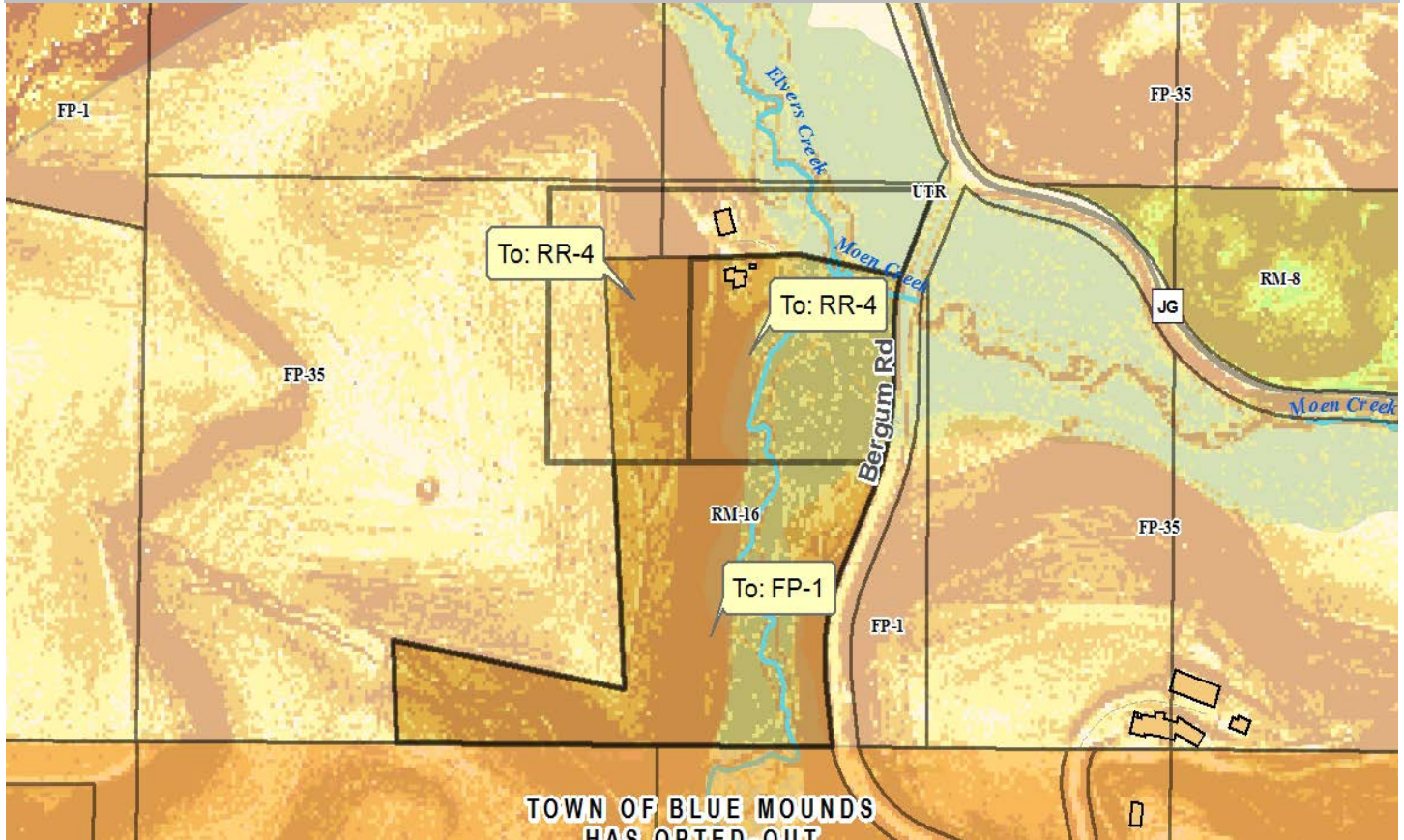


Staff Report  Zoning and Land Regulation Committee	<i>Public Hearing:</i> May 12, 2020		Petition 11534
	<i>Zoning Amendment Requested:</i> RM-16 (Rural Mixed-Use, 16 acres and up) District TO FP-1 (Small Lot Farmland Preservation) District, RM-16 (Rural Mixed-Use, 16 acres and up) District TO RR-4 (Rural Residential, 4 to 8 acres) District, FP-35 (General Farmland Preservation) District TO R		<i>Town/Section:</i> VERMONT, Section 35
	<i>Size:</i> 11.45,3.05,4.72,5.5 Acres	<i>Survey Required:</i> Yes	
	<i>Reason for the request:</i> Separating existing residence from the farmland and creating one residential lot		<i>Applicant:</i> KAMEYT LLC
			<i>Address:</i> 3265 BERGUM ROAD



DESCRIPTION: Landowner wishes to reduce the size of an existing RM-16 lot with an existing residence, create a new residential lot in the RR-4 zoning district, and put the balance of the original RM-16 lot in the FP-1 zoning district to remain in forestry use.

OBSERVATIONS: Although not mapped as resource protection corridors in the Town of Vermont, steep slopes exceeding 20% follow the western bank of Elvers Creek and extend just west of the existing farm building on proposed Lot 1. If approved, this petition would create one new homesite.

TOWN PLAN: The property falls within a Farmland Preservation Area in the *Town of Vermont / Dane County Comprehensive Plan* and the *Dane County Farmland Preservation Plan*. Density caps apply. If Petition 11534 is approved, it will exhaust the development sites available under the town/county plan. Western portions of proposed Lot 1 also appear to fall within the town's Ridgetop Protection Area. Any development in this Ridgetop Protection Areas must meet additional design, siting and tree preservation criteria.

RESOURCE PROTECTION: Elvers Creek, with associated floodplain and shoreland areas, runs from south to north through the proposed FP-1 lot (Lot 3 on the draft CSM) and the eastern RR-4 lot (Proposed Lot 2). Moen Creek flows from the east into Elvers Creek at the northeastern corner of the proposed Lot 2. No new development is proposed for

Lot 2. New construction in this area will be subject to shoreland zoning and erosion control standards. Shared driveway easements for access to the existing driveway should be required, to avoid a second crossing over the creek(s).

STAFF: Recommend approval, with the following conditions:

1. Landowner will identify a building envelope for proposed Lot 1 in a site plan reviewed by the Town of Vermont and approved by the zoning administrator.
2. Any development proposed in a Ridgetop Protection Area must meet all applicable siting, tree removal and construction standards of the *Town of Vermont / Dane Comprehensive Plan*.
3. The zoning petition should be approved with a 90-day delayed effective date. Within 90 days of the approval date of this petition, the landowner shall record:
 - A. Driveway easements and appropriate shared driveway agreements to allow shared access to the existing driveway for the two RR-4 lots (Lots 1 and 2);
 - B. An approved 3-lot Certified Survey Map creating the new lots, and;
 - C. Deed restrictions prohibiting further division or development on the proposed FP-1 lot (Lot 3).

TOWN: The Vermont Town Board approved the petition with no conditions.

Questions? Contact Brian Standing at standing@countyofdane.com or (608) 267-4115.