
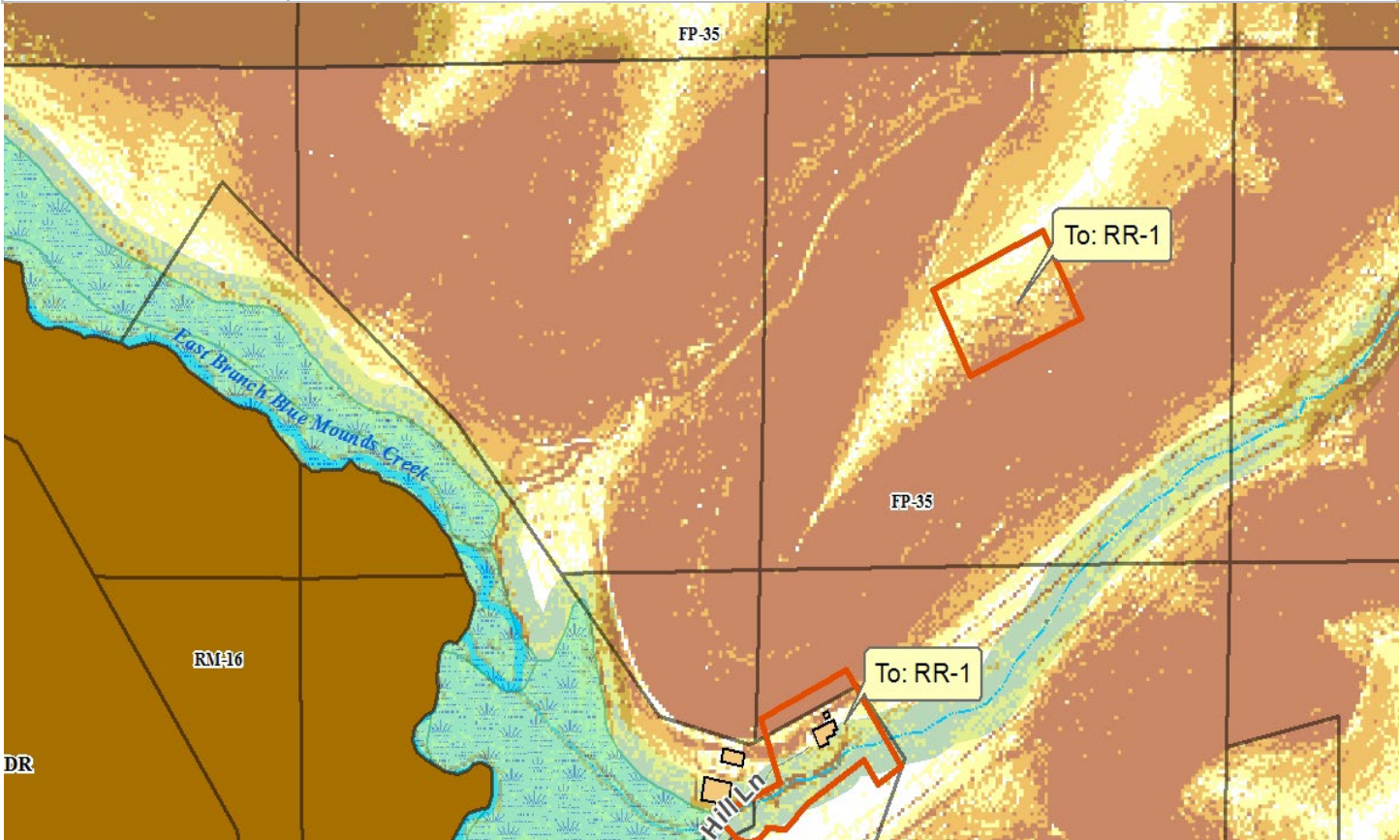


Staff Report  Zoning and Land Regulation Committee	<i>Public Hearing:</i> May 25, 2021	Petition 11694	
	<i>Zoning Amendment Requested:</i> FP-35 Farmland Preservation District TO RR-1 Rural Residential District, FP-35 Farmland Preservation District TO RR-1 Rural Residential District		
	<i>Size:</i> 2.0,2.0 Acres	<i>Survey Required:</i> Yes	<i>Town/Section:</i> VERMONT, Section 5
	<i>Reason for the request:</i> separating existing residence from the farmland and creating a 2-acre residential zoning boundary on the 206-acre property		<i>Applicant:</i> VERMONT ACRES LLC
		<i>Address:</i> 4710 CEDAR HILL ROAD	



DESCRIPTION: Landowner seeks to rezone 2.0 acres from the FP-35 zoning district to create a CSM lot in the RR-1 zoning district, to separate an existing farm residence from the balance of the property. At the same time, the landowner is seeking to rezone another 2.0 acres (not a separate parcel) to the RR-1 district for the construction of a new home. See also rezone petition 11693, which is on the same ownership parcel.

OBSERVATIONS: Both proposed zoning parcels are twice the minimum lot size for the RR-1 zoning district. Either the parcels should be reduced in size, or should be zoned to the RR-2 zoning district to prevent redivision. The RR parcel for new construction would not be created as a separate CSM lot. This means that, without further land division approvals, the new home would have to be sold in conjunction with a surrounding 35 acres or more of land. The location of this Rural Residential parcel is such that it will be difficult to meet county Land Division Ordinance standards if the property is proposed for redivision as a CSM lot in the future.

TOWN PLAN: The property is within a Farmland Preservation Area in the *Town of Vermont / Dane County Comprehensive Plan* and the *Dane County Farmland Preservation Plan*. Residential development is capped at one unit per thirty five acres owned as of January 1, 1985. Separation of existing farm residences is exempt from town density caps. If Petitions 11693 and 11694 are both approved, there will be four potential homesites remaining. The town plan also includes standards to minimize the acreage rezoned out of Farmland Preservation Zoning.

RESOURCE PROTECTION: The proposed CSM lot is within the shoreland zone of a tributary to the East Branch of Blue Mounds Creek. Assistant Zoning Administrator Hans Hilbert conducted a field inspection of the site and concluded that the proposed rezone and land division would comply with county shoreland zoning standards. Additional development at this location would be subject to county shoreland zoning regulations, including waterway, wetland and floodplain setbacks, impervious surface limits and shoreland erosion control standards.

STAFF: Recommend the petition be amended to put both proposed zoning parcels in the RR-2 zoning district, consistent with proposed lot sizes, to prevent redivision. Once so amended, staff recommend approval with no conditions.

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

Questions? Contact Brian Standing at standing@countyofdane.com