
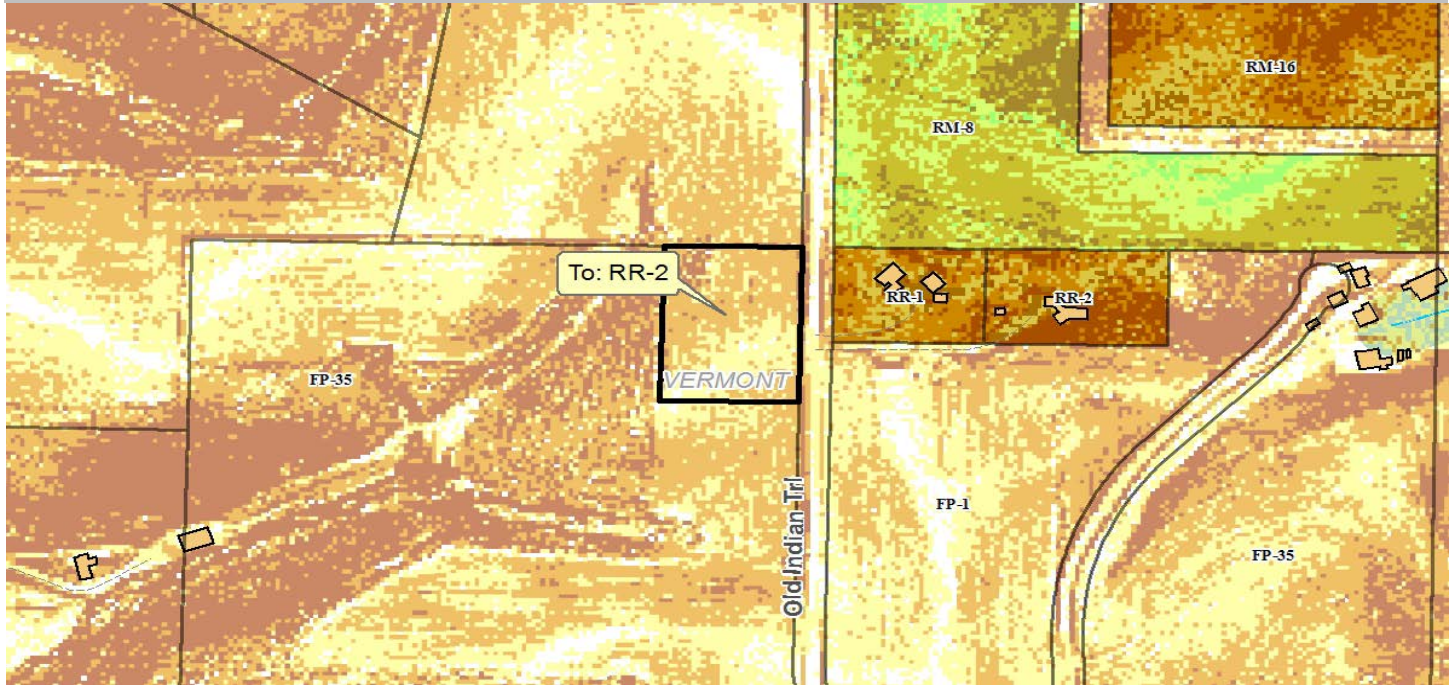


Staff Report  Zoning and Land Regulation Committee	<i>Public Hearing:</i> October 27, 2020		Petition 11600
	<i>Zoning Amendment Requested:</i> FP-35 Farmland Preservation District TO RR-2 Rural Residential District		<i>Town/Section:</i> VERMONT, Section 4
	<i>Size:</i> 2.51 Acres	<i>Survey Required:</i> Yes	<i>Applicant:</i> JEFFERY D BELL
	<i>Reason for the request:</i> Creating one residential lot		<i>Address:</i> WEST OF 4464 OLD INDIAN TRAIL



DESCRIPTION: Landowner wishes to rezone 2.51 acres from the FP-35 zoning district to the RR-2 district to create one single-family residential lot.

OBSERVATIONS: Proposed lot conforms to minimum standards of the Dane County Zoning and Land Division ordinances.

TOWN PLAN: The property is located 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 a density of 1 unit per 35 acres. If Petition 11600 is approved, there will be 1 potential homesite remaining.

RESOURCE PROTECTION: No resource protection corridors fall within 300 feet of the proposed residential lot.

STAFF: Recommend approval with town conditions (see below.)

TOWN: The town board voted on 9/15/2020 to recommend approval, with a condition “that the location of the house within the building envelope should be nearest corner post 1.”