
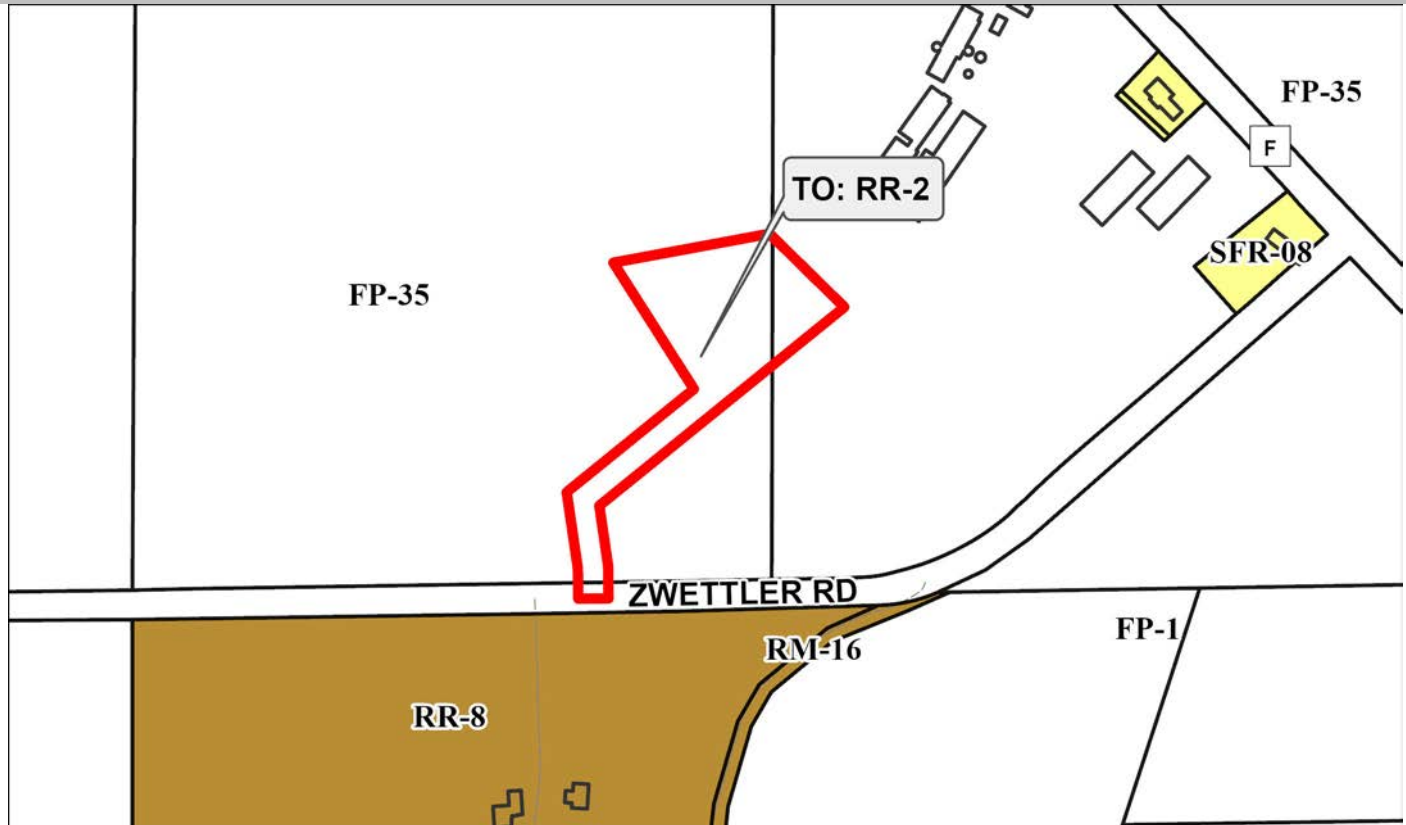


Staff Report  Zoning & Land Regulation Committee	<u>Public Hearing:</u> October 22, 2024		Petition 12107
	<u>Zoning Amendment Requested:</u> FP-35 Farmland Preservation District TO RR-2 Rural Residential District		<u>Town, Section:</u> VERMONT, Section 7
	<u>Size:</u> 2.97 Acres	<u>Survey Required:</u> Yes	<u>Applicant:</u> JOSEPH AND KEITH O'CONNELL
	<u>Reason for the request:</u> Creating one residential lot		<u>Address:</u> ZWETTLER RD WEST OF 4341 COUNTY HWY F



DESCRIPTION: Keith and Joe O'Connell wish to create a small residential lot for a family member to build a home. A new certified survey map (CSM) would be recorded to create a 2.97-acre lot with RR-2 zoning.

OBSERVATIONS: The proposed lot meets ordinance requirements including minimum lot size and public road frontage. The property is located in the far west end of the town, near the border with Iowa County.

In the aerial photos available from 2022, it appears the lot would be located right near an existing manure pit. In fact, the manure pit is in the process of being removed. The landowner will be using an existing well to serve the proposed residence. The sanitarian found the well to be acceptable for the proposed lot.

COMPREHENSIVE PLAN: Property is in a Farmland Preservation Area under the *Town of Vermont / Dane County Comprehensive Plan*. Residential development is limited to one unit per 35 acres. If Petition 12107 is approved, there will be 5 potential homesites remaining. For questions about the town plan, contact Senior Planner Brian Standing at (608) 267-4115 or Standing.Brian@danecounty.gov.

RESOURCE PROTECTION: The GIS information shows the potential of an intermittent stream located just south of the proposed lot. A navigability degeneration was conducted and the waterway was found to be "non-navigable". The proposed lot will not be subject to Shoreland regulations.

TOWN ACTION: On August 10, 2024 the Town Board recommended approval of the petition with no conditions.

STAFF RECOMMENDATION: Pending any comments at the public hearing, Staff recommends approval with no conditions other than the recording of the CSM.

Please contact Rachel Holloway at (608) 266-9084 or holloway.rachel@danecounty.gov if you have questions about this petition or staff report.