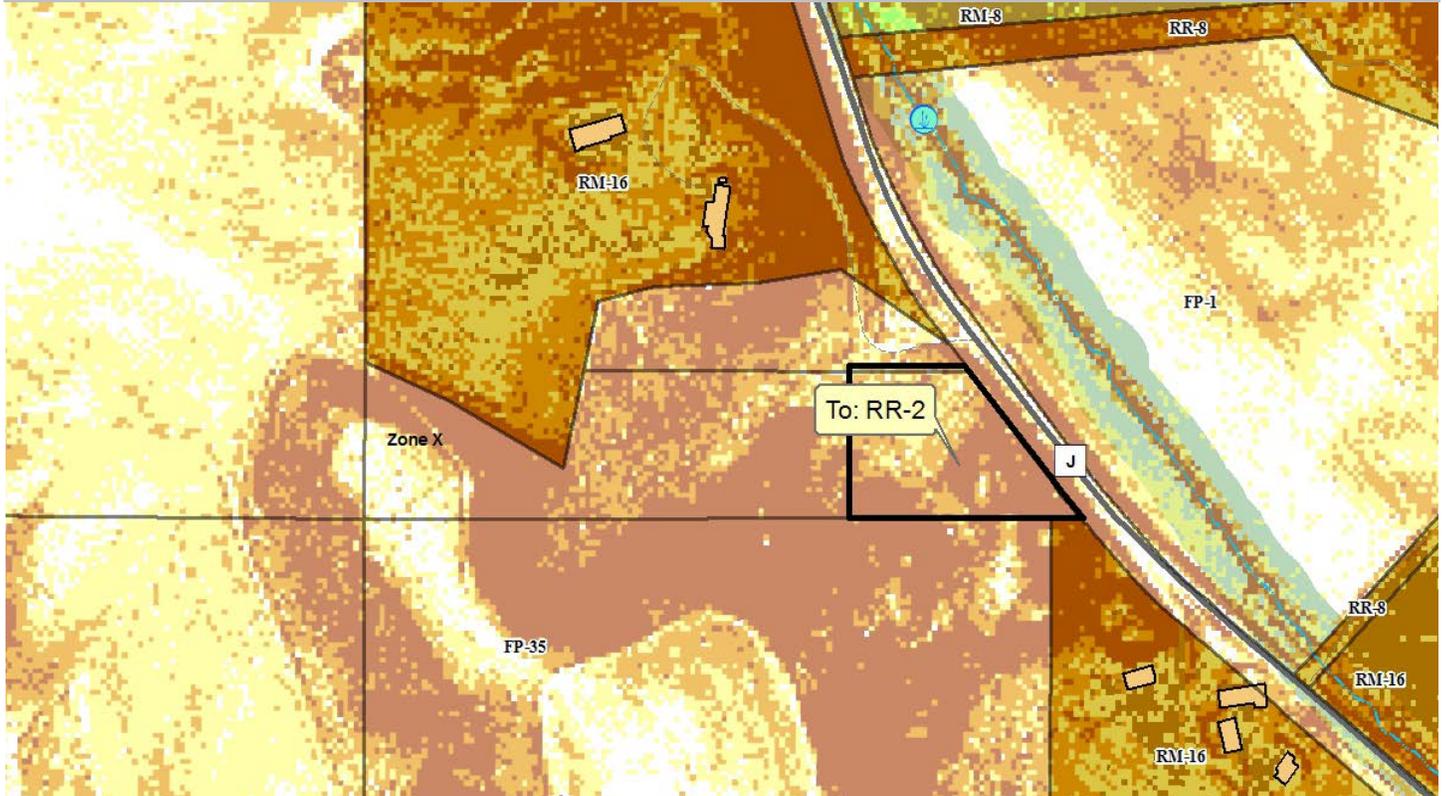


<b>Staff Report</b>    <b>Zoning and Land Regulation Committee</b>	<i>Public Hearing:</i> <b>June 23, 2020</b>	<b>Petition 11565</b>	
	<i>Zoning Amendment Requested:</i> <b>FP-35 (General Farmland Preservation) District TO RR-2 (Rural Residential, 2 to 4 acres) District</b>		
	<i>Size:</i> <b>2.16 Acres</b>	<i>Survey Required:</i> <b>No</b>	<i>Town/Section:</i> <b>VERMONT, Section 26</b>
	<i>Reason for the request:</i> <b>creating a 2-acre residential building site on the 49-acre property</b>		<i>Applicant:</i> <b>STEVEN W SMITH</b>
		<i>Address:</i> <b>SOUTH OF 5585 COUNTY ROAD J</b>	



**DESCRIPTION:** Landowner seeks to rezone 2.16 acres from the FP-35 zoning district to the RR-2 zoning district to allow for a new single-family residential lot.

**OBSERVATIONS:** All proposed lots conform to the minimum requirements of the County Zoning and Land Division ordinances.

**TOWN PLAN:** The property is in a Farmland Preservation area in the adopted Town of Vermont / Dane County Comprehensive Plan and the Dane County Farmland Preservation Plan. Residential development is capped at a maximum density of one unit per thirty five acres. If Petition 11565 is approved, it will **exhaust** the development potential on this property.

**RESOURCE PROTECTION:** An intermittent stream lies approximately 135 feet from the proposed development site, on the opposite side of County Highway J. Shoreland erosion control standards may apply during the active construction phase. There are no mapped resource protection corridors on the development site, and no impacts are anticipated.

**STAFF:** Recommend approval with a deed restriction prohibiting additional development on the balance of the property remaining in the FP -35 zoning district.

**TOWN:** The Town of Vermont board has recommended approval, with no conditions.