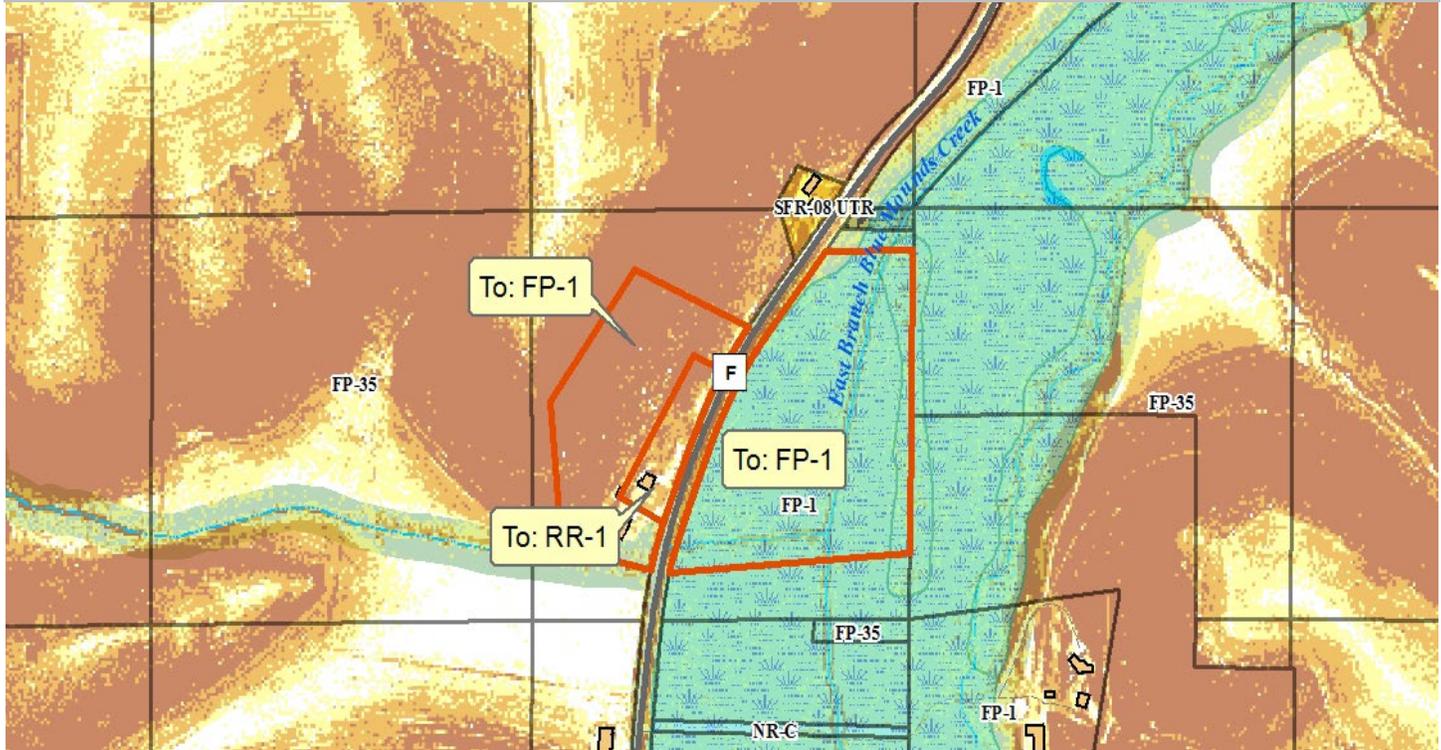


<b>Staff Report</b>    <b>Zoning and Land Regulation Committee</b>	<i>Public Hearing:</i> <b>July 27, 2021</b>		<b>Petition 11725</b>
	<i>Zoning Amendment Requested:</i> <b>FP-35 Farmland Preservation District TO FP-1 Farmland Preservation District, FP-35 Farmland Preservation District TO RR-1 Rural Residential District</b>		<i>Town/Section:</i> <b>VERMONT, Section 7</b>
	<i>Size:</i> <b>7.52,1.91 Acres</b>	<i>Survey Required:</i> <b>Yes</b>	<i>Applicant</i> <b>GORDON &amp; ASHLEY BRUNNER</b>
	<i>Reason for the request:</i> <b>Creating one residential lot for the existing residence and creating two agricultural lots</b>		<i>Address:</i> <b>4419 COUNTY HIGHWAY F</b>



**DESCRIPTION:** Landowner wishes to rezone 1.91 acres from the FP-35 zoning district to the RR-1 zoning district to separate an existing farmhouse from the balance of the farm. The landowner also seeks to rezone a total of 7.52 acres from the FP-35 zoning district to the FP-1 zoning district to create 2 lots for agricultural / natural resource uses.

**OBSERVATIONS:** All proposed lots conform to the minimum dimensional and road frontage requirements of the zoning and land division ordinances. No new building site would be created with this petition.

**TOWN PLAN:** The property is in a Farmland Preservation Area in the *Town of Vermont/Dane County Comprehensive Plan* and the *Farmland Preservation Plan*. Residential development is capped at a maximum density of one unit per 35 acres. However, separation and rezoning of existing farm residences is exempt from town density cap.

**RESOURCE PROTECTION:** Nearly all of the easternmost proposed FP-1 lot is covered with wetlands and floodplain associated with the East Branch of Blue Mounds Creek. Any new construction on the RR-1 or FP-1 lots will have to meet county shoreland / wetland zoning requirements. No significant impacts anticipated.

**STAFF:** Recommend approval with no conditions.

**TOWN:** The town board recommended approval, with no conditions, on 5/10/2021.

Questions? Contact Brian Standing at [standing@countyofdane.com](mailto:standing@countyofdane.com)