
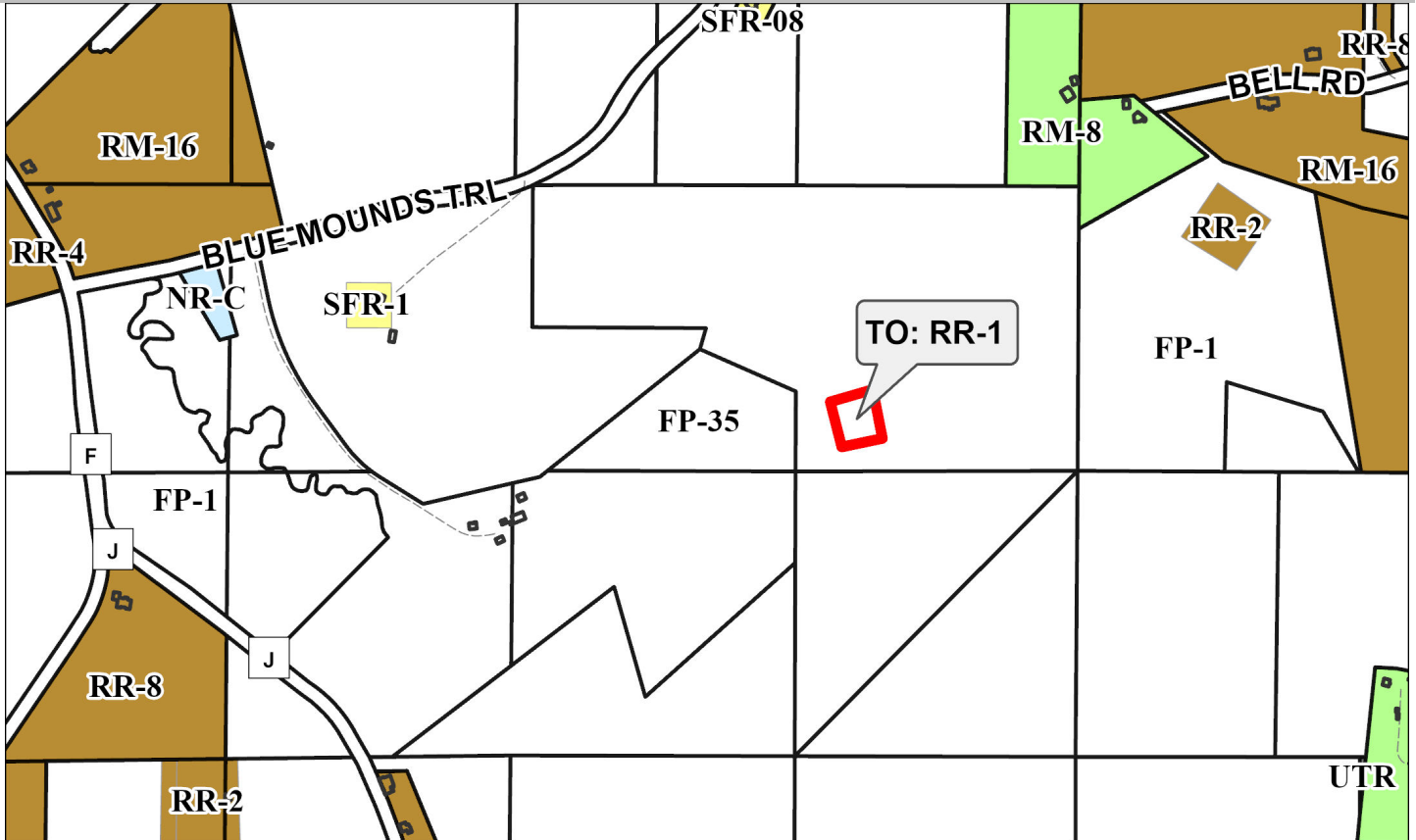


Staff Report  Zoning and Land Regulation Committee	Public Hearing: May 28, 2024	Petition 12041
	Zoning Amendment Requested: FP-35 Farmland Preservation District TO RR-1 Rural Residential District	Town/Section: VERMONT, Section 16
	Size: 1 Acres	Survey Required. No
	Reason for the request: CREATE ONE RESIDENTIAL "SPOT ZONE" FOR A NEW HOME	Applicant NATHANIEL MCGREE AND DANA CRISTEL Address: EAST OF 4128 BLUE MOUNDS TRAIL



DESCRIPTION: Applicants Nathan McGree and Dana Christel request an RR-1 “spot zone” on a 60-acre farm property that is zoned FP-35, in order to build a new residence.

OBSERVATIONS: The parcel has little or no frontage onto a public road; the owners would use an access easement over adjacent lands where an existing driveway provides access to Blue Mounds Trail. The access easement is a private issue between the parties and staff has no concerns (Dane County’s Chapter 75 Land Division ordinance provisions for shared access easements are for residential lots associated with a certified survey map where one lot has frontage on a public road and provides access for other landlocked lots.)

DANE COUNTY HIGHWAY DEPT COMMENTS: No new access will be permitted on CTH F or CTH J due to reconfiguration of lots. Estimate increase of traffic to be 10 trips per day due to rezone.

COMPREHENSIVE PLAN: Property is in a Farmland Preservation Area in the [Town of Vermont / Dane County Comprehensive Plan](#). Residential development is capped at a maximum density of one unit per 35 acres owned as of January 1, 1985. A recorded warranty deed (ROD # 4494585) allocates 2 of the 4 homesites available on the property to the McGree/Christel property. If Petition 12041 is approved, there will be 3 homesites remaining on the 1978 farm and 1 remaining on the McGree/Christel portion of the property. (For questions about the town plan, contact Senior Planner Brian Standing at (608) 267-4115 or standing@countyofdane.com)

RESOURCE PROTECTION: There are no sensitive environmental features on or within 300 feet of the subject property.

Comments from the Land and Water Resources Department note that spot zones or “flag lots” will typically require an erosion control permit for a driveway over 125 feet in length and over 4,000 square feet of land disturbance. In addition, it may trigger the need for a stormwater permit if there is over 20,000 square feet of impervious surface. These permits would be obtained prior to construction of the driveway and home.

TOWN ACTION: On March 11, 2024 the Town Board recommended approval of the rezone with no special conditions. In its approval, the board noted that the town board and planning commission would prefer a 1-acre rezone as the town prioritizes keeping land in FP-35 as much as possible.

STAFF RECOMMENDATION: Pending any comments at the public hearing, Staff recommends approval of the rezone to RR-1 with no conditions.

Any questions about this petition or staff report please contact Rachel Holloway at (608) 266-9084 or holloway.rachel@countyofdane.com