
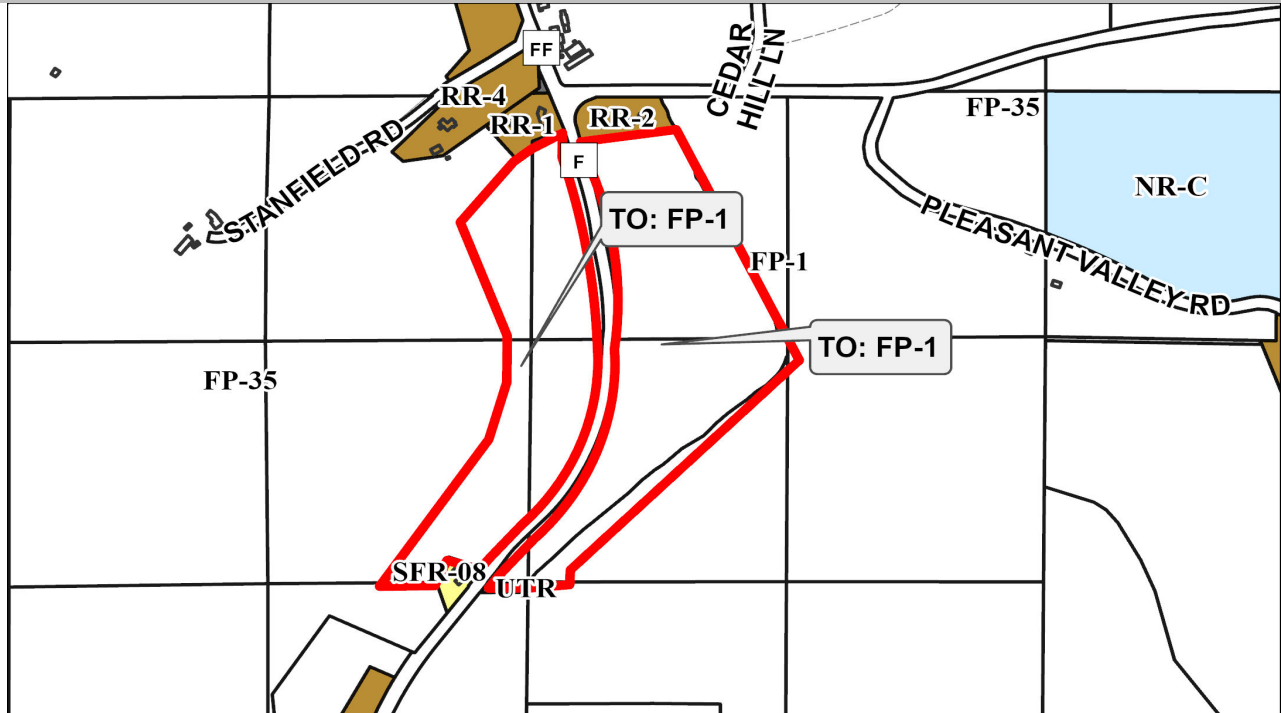


Staff Report  Zoning and Land Regulation Committee	Public Hearing: May 28, 2024	Petition 12046	
	<u>Zoning Amendment Requested:</u> FP-35 Farmland Preservation District TO FP-1 Farmland Preservation District		<u>Town/Section:</u> VERMONT, Section 5
	<u>Size:</u> 56.8 Acres	<u>Survey Required:</u> Yes	<u>Applicant:</u> SUSAN K POWERS
	<u>Reason for the request:</u> creating two agricultural lots		<u>Address:</u> SOUTH AND WEST OF 4620 COUNTY HWY F



DESCRIPTION: Applicants wish to divide their existing property into two pieces to create two separate agricultural lots with FP-1 zoning. The lots would be separated from a 120-acre tract of land via certified survey map (CSM); the remaining lands would be well over 35 acres and thus could remain in FP-35 and do not need to be included in the CSM.

OBSERVATIONS: The proposed lots meet ordinance requirements including lot size and public road frontage. There are no existing improvements on either site.

COMPREHENSIVE PLAN: Property is within a Farmland Preservation Area under the [Town of Vermont / Dane County Comprehensive Plan](#). Residential development is capped at one unit per 35 acres owned as of January 1, 1985. Agricultural uses are preferred. FP-1 zoning allows for no residential use and is entirely consistent with the adopted plan policies. (For questions about the town plan, contact Senior Planner Brian Standing at (608) 267-4115 or standing.brian@danecounty.gov)

RESOURCE PROTECTION: The western lot, and a small portion of the eastern lot, are within the shoreland zone due to proximity to East Branch Blue Mounds Creek, a perennial stream located east of County Highway F. No concerns; no new development is proposed.

DANE COUNTY HIGHWAY DEPT COMMENTS: CTH F is not a controlled access highway. No new access will be permitted on CTH F due to reconfiguration of lots. Lot 1 will require a revised Permit to Access from CTH F from the Highway Department. Arrangements will need to be made to provide access to Lot 2 from Stanfield Road.

TOWN ACTION: The Town Board recommended approval of the petition with no conditions.

STAFF RECOMMENDATION: Pending any comments at the public hearing, staff recommends approval of the petition subject to the applicants recording the CSM and the following conditions:

1. The landowner shall obtain a revised access permit from the County Highway Department to allow access from County Hwy FF for proposed Lot 1. An access easement agreement shall be prepared to cross Lot 1 of Certified Survey Map 5026 (lot at the corner of CTH F and FF) to provide access to proposed Lot 1. The access easement shall be recorded with the Register of Deeds.
2. An access easement agreement shall be prepared to provide access for proposed Lot 2 from Stanfield Road. The access easement shall be recorded with the Register of Deeds.
3. The CSM shall designate “no access” along County Highway F for both lots, except for any access point approved by the Highway Department.

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