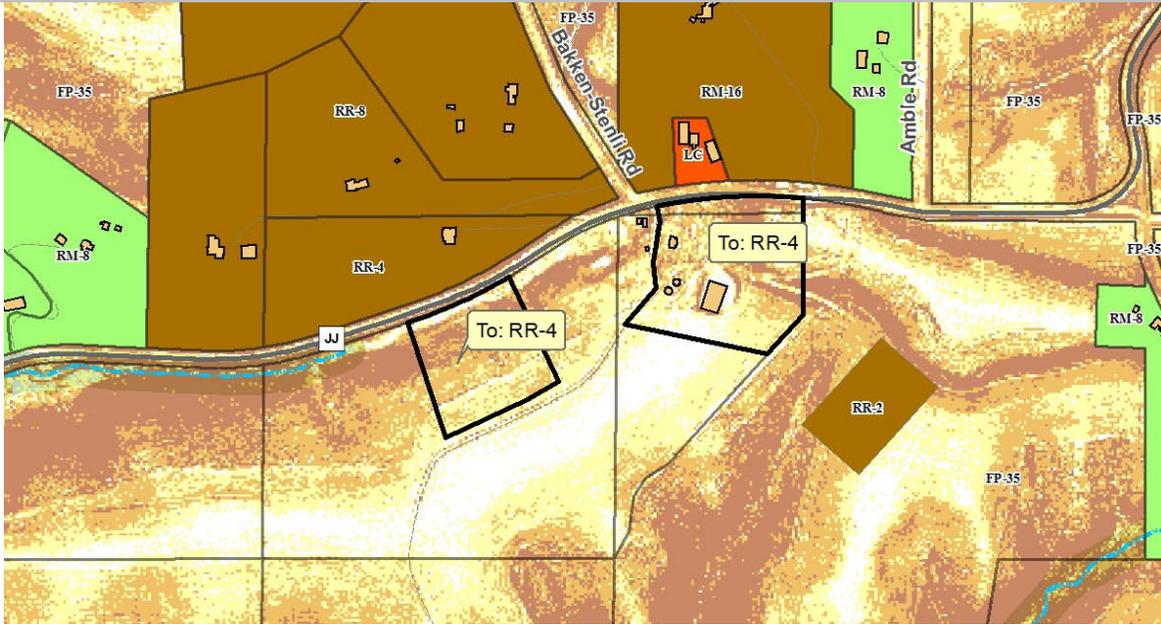


Staff Report  Zoning and Land Regulation Committee	Public Hearing: May 26, 2020	Petition 11543	
	Zoning Amendment Requested: FP-35 (General Farmland Preservation) District TO RR-4 (Rural Residential, 4 to 8 acres) District		Town/Section: VERMONT, Section 22
	Size: 12.45 Acres	Survey Required. Yes	Applicant PATRICIA A ROBERTS
	Reason for the request: Creating two residential lots		Address: WEST OF 4012 COUNTY HWY JJ



DESCRIPTION: Landowner wishes to separate an existing residence from the balance of the property, and to create a second lot for a new single-family residence.

OBSERVATIONS: There is an existing residence on proposed Lot 4 (easterly RR-4 lot). All proposed lots meet the minimum requirements of the zoning and land division ordinances.

DANE COUNTY HIGHWAY DEPARTMENT: County Highway JJ is not a controlled access highway. Any change of use or new points of access will require a permit from Dane County Highway Department. There may be sight distance issues regarding the location of the proposed lots. The applicant should contact the Highway Department for acceptable access locations.

TOWN PLAN: The property is within a Farmland Preservation area in the *Town of Vermont / Dane County Comprehensive Plan* and the *Dane County Farmland Preservation Plan*. Residential development is capped at a density of one unit per 35 acres owned as of 1985. If Petition 11543 is approved, the property will have 4 potential development rights remaining.

RESOURCE PROTECTION: No mapped resource protection corridors lie within 300 feet of either proposed RR-4 lot.

STAFF: Recommend approval with no conditions.

TOWN: The Town Board approved the petition with no conditions.

Questions? Call Brian Standing, standing@countyofdane.com, 608-267-4115.