
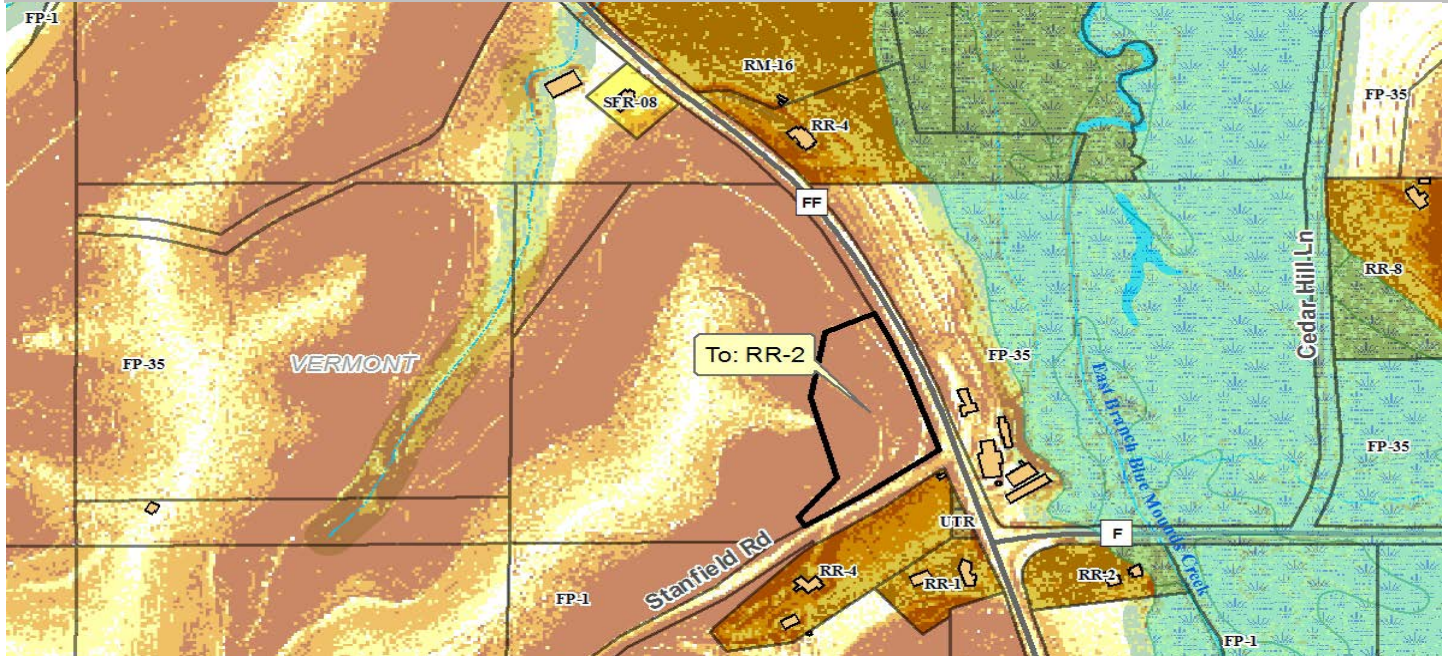


<b>Staff Report</b>    <b>Zoning and Land Regulation Committee</b>	<i>Public Hearing:</i> <b>October 27, 2020</b>		<b>Petition 11606</b>
	<i>Zoning Amendment Requested:</i> <b>FP-35 Farmland Preservation District TO RR-2 Rural Residential District</b>		<i>Town/Section:</i> <b>VERMONT, Section 6</b>
	<i>Size:</i> <b>4.66 Acres</b>	<i>Survey Required:</i> <b>Yes</b>	
	<i>Reason for the request:</i> <b>Creating one residential lot</b>		<i>Applicant:</i> <b>DAVID L MOYER</b>
		<i>Address:</i> <b>NW CORNER OF THE COUNTY HWY FF AND STANFIELD ROAD INTERSECTION</b>	



**DESCRIPTION:** Landowners seek to rezone 4.66 acres from the FP-35 zoning district to the RR-2 zoning district to allow for the creation of a new single-family residential lot.

**OBSERVATIONS:** Proposed lots conform to the minimum requirements of the Dane County Zoning and Land Division Ordinances.

**TOWN PLAN:** The property is in a Farmland Preservation Area under the *Town of Vermont / Dane County Comprehensive Plan* and the *Dane County Farmland Preservation Plan*. Residential development is capped at one unit per thirty-five acres owned as of January 1, 1985. Subject property has 5 potential homesites remaining under the town density policy. However, four landowners (Roudebush, Perkins, Moyer and Duhr) now own portions of the 1985 168-acre farm. These landowners should record an agreement with the Register of Deeds indicating how remaining homesites should be allocated.

**DANE COUNTY HIGHWAY DEPT:** CTH FF is not a controlled highway. Any changes in use of existing access or new points of access will require a permit. Estimate 10 trips per day due to rezone.

**RESOURCE PROTECTION:** Portions of the proposed RR-2 lot fall within 300 feet of wetlands and floodplain associated with the East Branch of Blue Mounds Creek, on the opposite side of County Highway FF. Depending on precise building locations, shoreland zoning standards may apply.

**STAFF:** Recommend approval with a condition that the balance of Parcel Number 0706-064-8050-2 that remains in FP-35 zoning be deed restricted to prohibit further residential development.

**TOWN:** The Town Board approved the petition commenting that, "Before any eventual sale of the remaining property, the number of remaining PDRs will need to be determined. This does not affect this rezone or build."