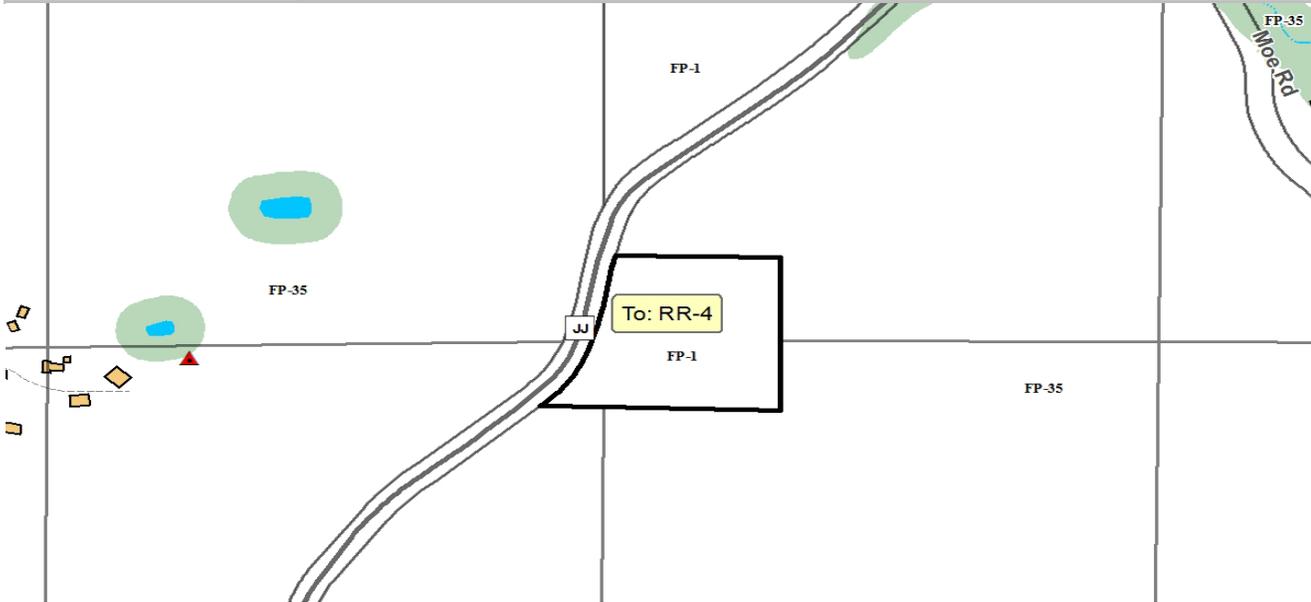


<p><b>Staff Report</b> REVISED 12/8/2020</p>  <p><b>Zoning and Land Regulation Committee</b></p>	<p><i>Public Hearing:</i> <b>December 22, 2020</b></p>	<p><b>Petition 11626</b></p>	
	<p><i>Zoning Amendment Requested:</i> <b>FP-1 Farmland Preservation District TO RR-4 Rural Residential District</b></p>	<p><i>Town/Section:</i> <b>VERMONT, Section 15</b></p>	
	<p><i>Size:</i> <b>5.01 Acres</b></p>	<p><i>Survey Required:</i> <b>No</b></p>	<p><i>Applicant:</i> <b>CURTIS B SORENSEN</b></p>
	<p><i>Reason for the request:</i> <b>Changing the zoning on an existing lot to allow for residential development</b></p>		<p><i>Address:</i> <b>EAST OF 4066 COUNTY HWY JJ</b></p>



**DESCRIPTION:** Landowner seeks to rezone an existing 5.01-acre parcel from the FP-1 zoning district to the RR-4 zoning district to allow for the construction of a new home.

**OBSERVATIONS:** An October 20, 2020 analysis by Assistant Zoning Administrator Dan Everson (see letter in packet) confirmed that this parcel was *illegally* created on April 30, 1976, without the Certified Survey Map that was required under the Dane County Land Division Ordinance in effect at the time. Consequently, it did not qualify for a building site under the old zoning ordinance. The location has steep slopes exceeding 45% grade and is currently wooded.

**TOWN PLAN:** The *Town of Vermont / Dane County Comprehensive Plan* grants one homesite to vacant parcels *legally* existing as of January 1, 1985 that are smaller than 20 acres in size. In this particular case, however, the parcel does not meet this criteria. Aside from such limited exceptions, the plan requires a minimum of 35 acres for a new homesite.

**DANE COUNTY HIGHWAY DEPARTMENT:** County Highway JJ is not a controlled access highway. Access permit shall be required to be obtained prior to development of the property. Locating an access point will be difficult due to the terrain.

**RESOURCE PROTECTION:** There are no mapped resource protection areas within 300 feet of the proposed RR-4 lot. Note that the Town of Vermont does not specifically regulate steep slopes as resource protection corridors.

**STAFF:** Since the parcel in question does not meet the standards for a building site under the *Town of Vermont/Dane County Comprehensive Plan*, staff recommends denial of the petition.

**TOWN:** No town action report received as of December 2, 2020.

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