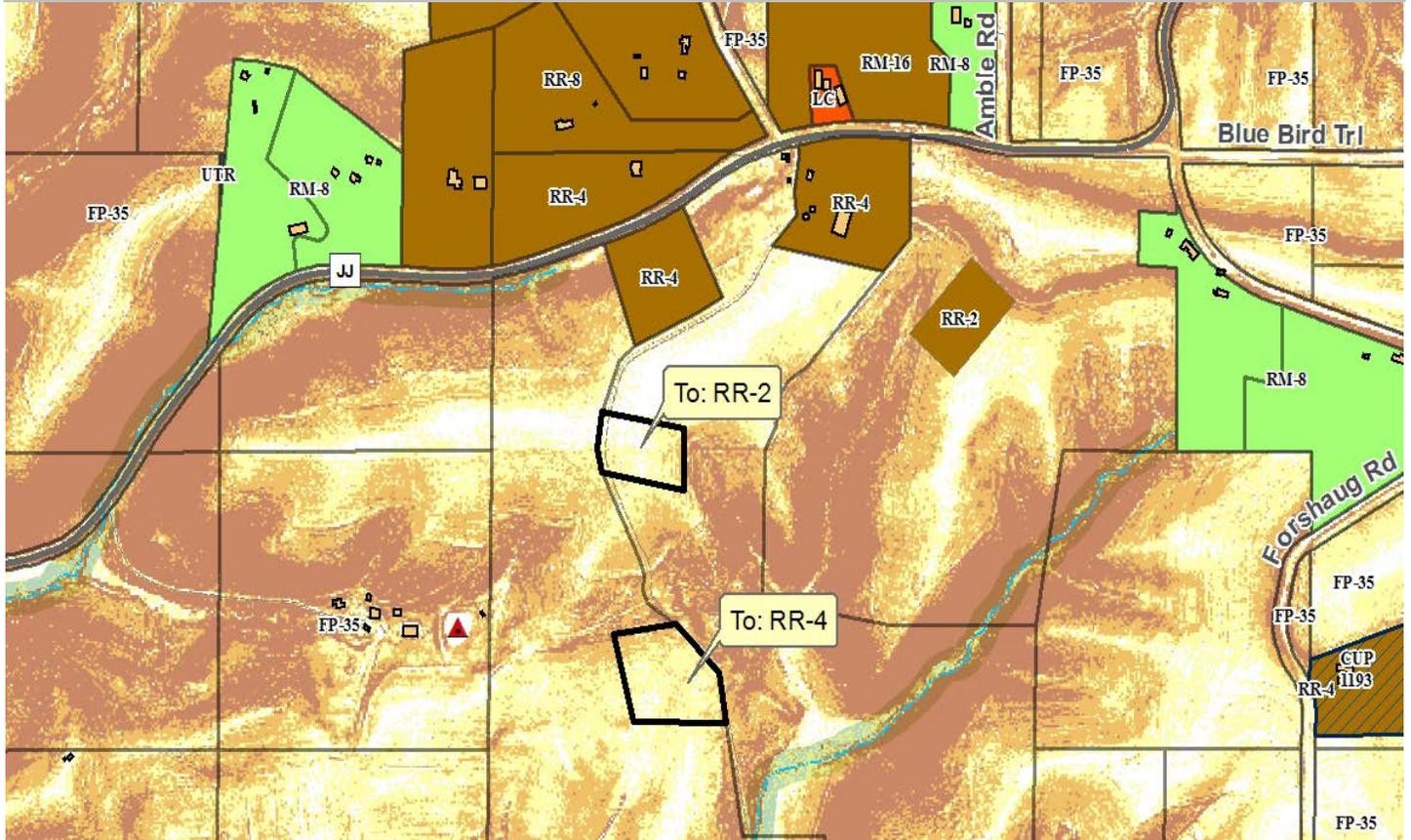


Staff Report  Zoning and Land Regulation Committee	Public Hearing: January 26, 2021	Petition 11644
	Zoning Amendment Requested: FP-35 Farmland Preservation District TO RR-4 Rural Residential District	
	Size: 4.07 Acres	Survey Required. No
	Reason for the request: creating a 4-acre residential spot zone on the 82-acre property	
		Town/Section: VERMONT, Section 22
		Applicant Craig LaPlante
		Address: WEST OF 4012 COUNTY HWY JJ



DESCRIPTION: Landowner seeks to rezone 4 acres from an existing 82.8-acre CSM lot (CSM 15442, Lot 1) in the FP-35 zoning district to the RR-2 zoning district to allow for the construction of a new single family residence. The proposed homesite and zoning parcel would remain in common ownership with the surrounding 79 acres of land remaining in FP-35 zoning.

OBSERVATIONS: This petition would create a building site within an existing 82.8-acre CSM lot. The proposed RR-4 zoning area is approximately 1,680 feet from CTH JJ. Petition 11643, also on the January 26, 2021 agenda, would create a similar rezone area from the same original farm. Portions of the areas surrounding the proposed building sites include slopes that exceed 20%, but the proposed sites themselves avoid these areas. The two homesites would share an existing field road.

TOWN PLAN: The property is within 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 35 acres owned as of January 1, 1985. If both Petition 11643 and Petition 11644 are approved, there will be 2 potential homesites remaining on the original 1985 farm. The plan also includes provisions to minimize acreage of parcels zoned out of farmland preservation categories. Development within Ridgetop Protection Areas must conform to building height and tree preservation standards.

RESOURCE PROTECTION: An apparent intermittent stream lies within 240 feet of the southeastern corner of the proposed RR-4 zoning area. The majority of the building site appears to be outside the shoreland zone. No impacts anticipated. Portions of the surrounding area include slopes that exceed 20%, however the proposed RR-4 lot appears to avoid these areas.

DANE COUNTY HIGHWAY: County Highway JJ is a non-controlled access highway. Any changes in use of an access point or new access points required a Highway Permit. Joint use access will be required where possible.

STAFF: Recommend approval with no conditions.

TOWN: The town has approved with no conditions.

Questions? Contact Brian Standing at standing@countyofdane.com