
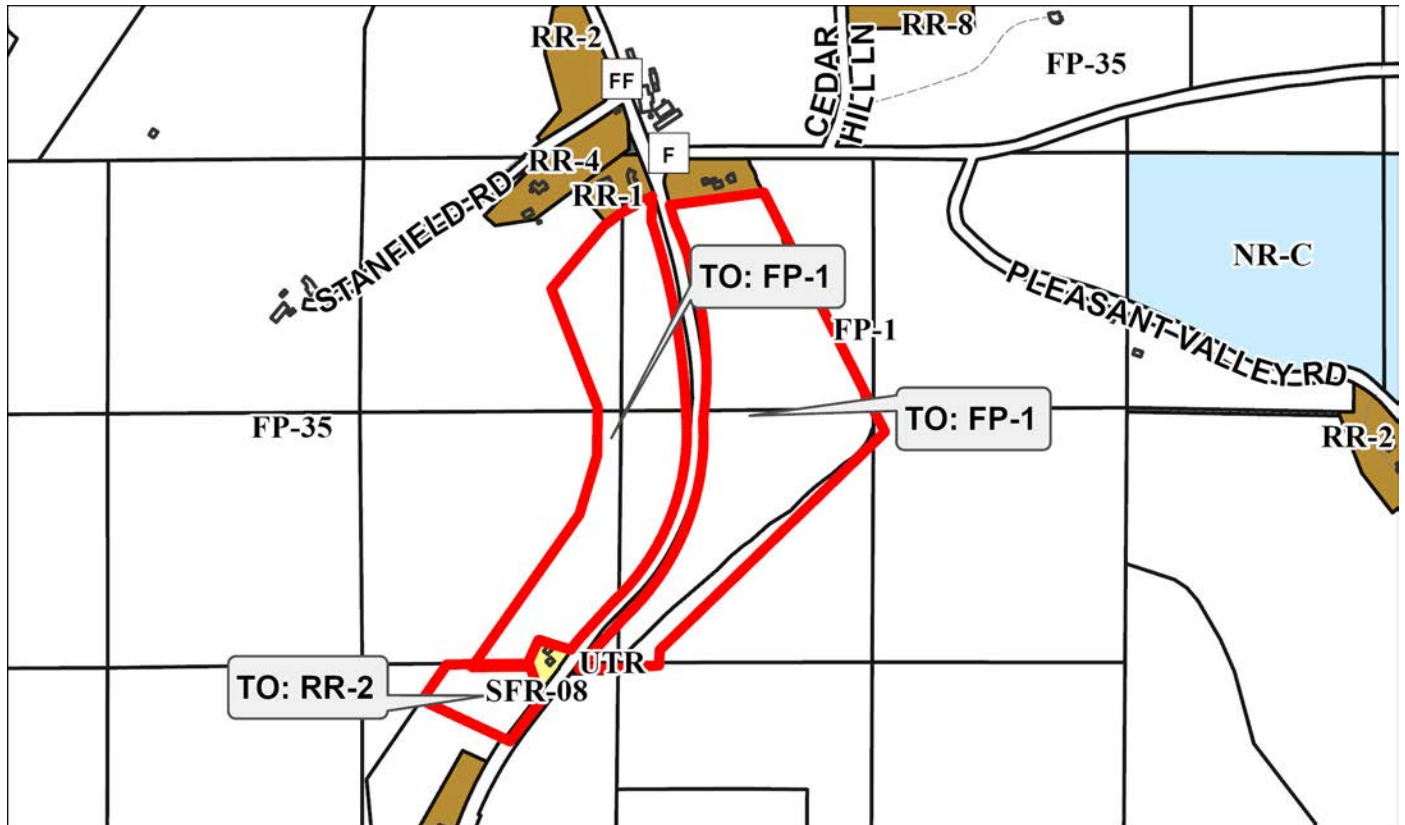


Staff Report  Zoning & Land Regulation Committee	<u>Public Hearing:</u> November 19, 2024	Petition 12113
	<u>Zoning Amendment Requested:</u> FP-35 Farmland Preservation District TO RR-2 Rural Residential District	<u>Town, Section:</u> VERMONT, Section 7
	<u>Size:</u> 3.53 Acres	<u>Survey Required:</u> Yes
	<u>Reason for the request:</u> Creating one residential lot	
		<u>Applicant:</u> GORDON AND ASHLEY BRUNNER
		<u>Address:</u> NORTH OF 4419 COUNTY HIGHWAY F



DESCRIPTION: Gordon and Ashley Brunner would like to create one 3.5-acre residential lot RR-2 zoning, to enable future home construction.

OBSERVATIONS: The lot would meet county ordinance requirements for lot size, lot width, and public road frontage. The property is located on County Highway F, next to other land that was recently rezoned to FP-1 (see map above).

COUNTY HIGHWAY DEPARTMENT: County Highway F is not access restricted. However, any new driveway access or a change of use requires a new access permit from Dane County Highway Department. The applicant has obtained access approval for a residential driveway. Access Permit # 607A allows a Residential Single Family Access. This will serve 1 single family residences and all surrounding agricultural lands. Any future change of use of existing access requires a permit Highway Department.

COMPREHENSIVE PLAN: Property is in 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. If Petition 12113 is approved, there will be five potential homesites remaining on the 235.63-acre original farm. Owners of at least 35 acres of the original farm (Frame/Powers & Brunner) should record a written agreement regarding allocation of remaining homesites between them.

For questions about the town plan, contact Senior Planner Brian Standing at (608) 267-4115 or Standing.Brian@danecounty.gov.

RESOURCE PROTECTION: There are no sensitive environmental features on the property. There are DNR mapped wetlands and FEMA mapped floodplain across the highway. Staff has no concerns given the location of the lot.

TOWN ACTION: On November 11th the Town Board recommended approval with no special conditions.

STAFF RECOMMENDATION: Pending any comments at the public hearing, staff recommends approval subject to the applicant recording the CSM for the new lot and the following conditions:

1. The CSM shall be recorded within 6 months of County Board approval on the rezone (a 6 month “delayed effective date” per the applicant’s request).

Please contact Rachel Holloway at (608) 266-9084 or holloway.rachel@danecounty.gov if you have questions about this petition or staff report.