
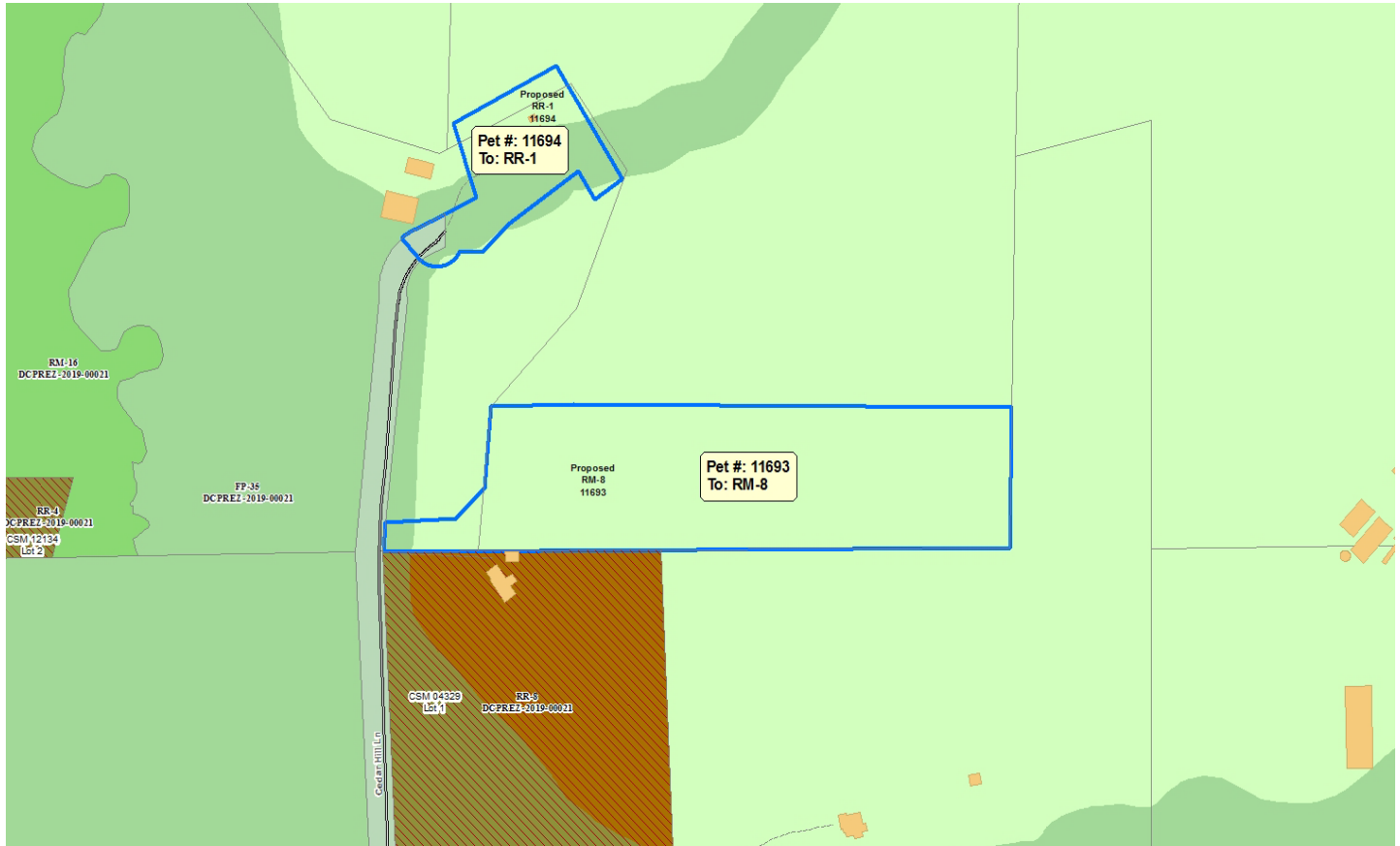


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| <p><b>Staff Report</b><br/>REVISED 5/14/21</p>  <p><b>Zoning and Land Regulation Committee</b></p> | <p><i>Public Hearing:</i> <b>May 25, 2021</b></p>  | <p><b>Petition 11693</b></p>                              |
|   | <p><i>Zoning Amendment Requested:</i><br/><b>FP-35 Farmland Preservation District TO RM-8 Rural Mixed-Use District</b></p> | <p><i>Town/Section:</i><br/><b>VERMONT, Section 5</b></p> |
|   | <p><i>Size:</i> <b>9.50 Acres</b></p>  | <p><i>Survey Required:</i> <b>Yes</b></p>                 |
|   | <p><i>Reason for the request:</i><br/><b>Creating one residential lot</b></p>  |   |



**DESCRIPTION:** Landowner wishes to rezone 9.50 acres from the FP-35 zoning district to the RM-8 zoning district to create a mixed agricultural and residential lot. **See also Petition 11694**, which is from the same ownership parcel.

**OBSERVATIONS:** The proposed lot conforms to the minimum dimensional, road frontage and other standards of the zoning and land division ordinances.

**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 one unit per thirty five acres owned as of January 1, 1985. Separation of existing farm residences is exempt from town density caps. If Petitions 11693 and 11694 are both approved, there will be four potential homesites remaining.

State administrative rules require that each town maintain at least 80% of planned farmland preservation areas in certified Farmland Preservation zoning. As of April, 2021, 85.62% of the Town of Vermont’s planned farmland preservation area was in a certified Farmland Preservation zoning district. If the petition is approved, this would reduce the town’s percentage in FP by approximately 0.04%, to a total of 85.58% in Farmland Preservation Zoning.

**RESOURCE PROTECTION:** There are no mapped resource protection corridors on the proposed development site. The East Branch of Blue Mounds Creek, with associated wetlands and floodplain, is on the western and opposite side of Cedar Hill Lane. Portions of the proposed RM-8 lot fall within 300 feet of mapped shoreland wetlands. Assistant Zoning Administrator Hans Hilbert conducted a site inspection of the site and determined that building areas would comply with shoreland zoning standards. No significant impact anticipated.

**STAFF:** Recommend approval with no conditions.

**TOWN:** On April 12, 2021, the Town of Vermont Board of Supervisors voted 4-0, with one abstention, to recommend approval, with no conditions.

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