
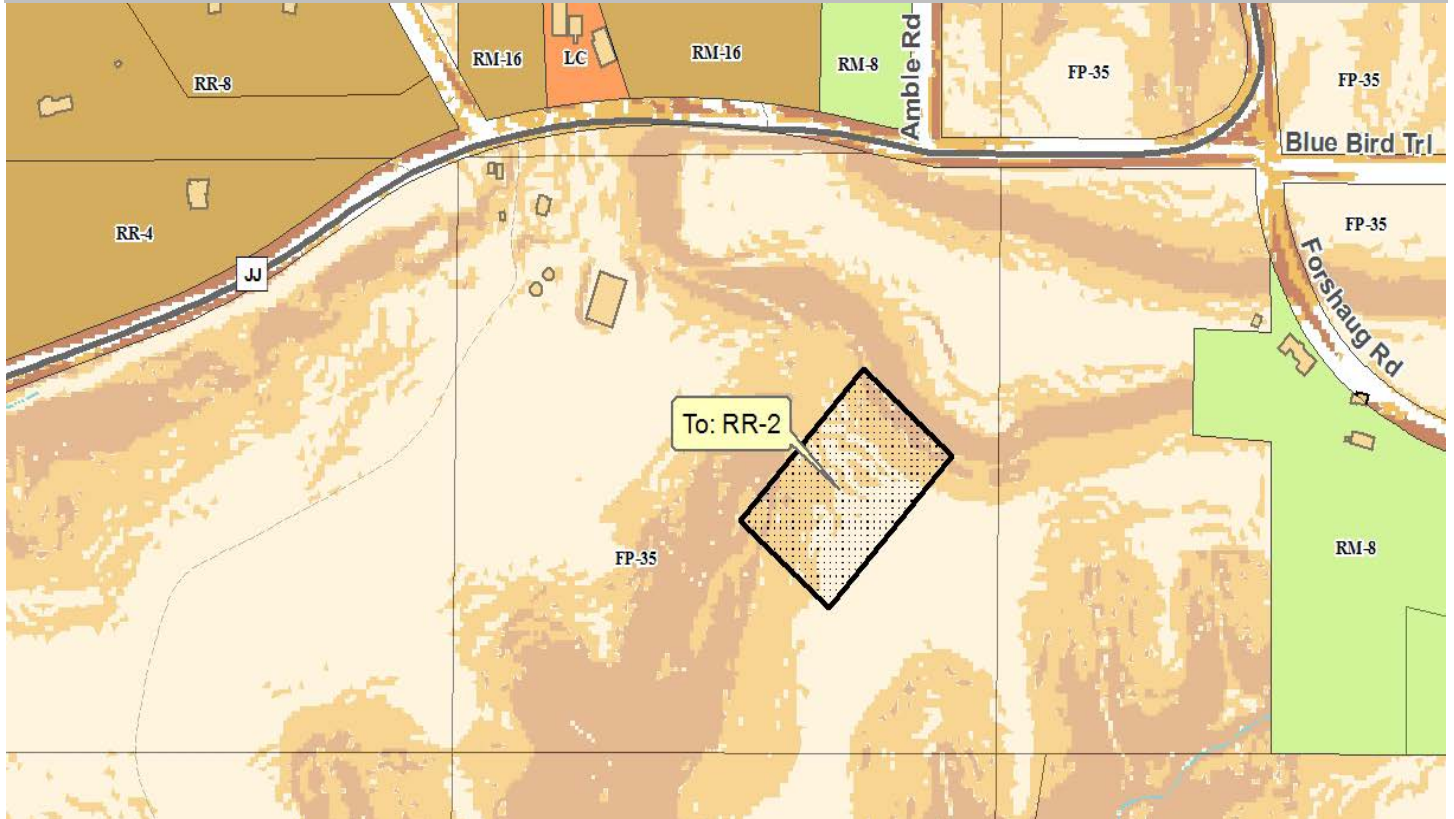


Staff Report  Zoning and Land Regulation Committee	<u>Public Hearing:</u> January 28, 2020	Petition 11513	
	<u>Zoning Amendment Requested:</u> FP-35 (General Farmland Preservation) District TO RR-2 (Rural Residential, 2 to 4 acres) District		
	<u>Size:</u> 3 Acres	<u>Survey Required:</u> No.	<u>Town/Section:</u> VERMONT, Section 22
	<u>Reason for the request:</u> Allow for construction of single-family residence.		<u>Applicant:</u> PATRICIA A ROBERTS
		<u>Address:</u> 4012 COUNTY HIGHWAY JJ	



DESCRIPTION: Kirk Lynch (landowner) and Patricia Roberts (agent/neighbor) seek to rezone 3 acres of land from the FP-35 zoning district to the RR-2 zoning district to allow for the construction of a single-family residence. The resulting zoning parcel will remain in common ownership with surrounding lands, so a Certified Survey Map is not required.

OBSERVATIONS: If approved as submitted, the proposed homesite could not be sold separately from the surrounding lands. Separate sale would require approval of a subsequent rezone petition and a Certified Survey Map, with at least 66 feet of frontage onto a public road.

COUNTY HIGHWAY DEPARTMENT: County Highway JJ is not a controlled access highway. Any changes in use to the access points (additional residences) or new access points require a permit from Dane County Highway Department. Joint use access will be required where possible.

TOWN PLAN: The property is within a Farmland Preservation area in the *Town of Vermont Comprehensive Plan*. Residential use is capped at one unit per 35 acres. In 1985, this property was part of a 259.27-acre farm owned by James H. and Pat Roberts. These lands are now owned by Kirk and Laura Lynch (70.17 acres) and Patricia A. Roberts/Roberts Trust (181.14 acres). The plan recommends that owners of at least 35 acres of the original farm record an agreement regarding allocation of any remaining potential homesites. If this petition is approved, there will be 5 potential homesites remaining on the original farm.

RESOURCE PROTECTION: There are no mapped resource protection corridors within 300 feet of the proposed site.

STAFF: Recommend approval with a condition that, within 90 days of the approval date of this petition, agent and landowner record an agreement with the Dane County Register of Deeds specifying how remaining potential development rights allocated to this property under the *Town of Vermont Comprehensive Plan* be allocated between them.

TOWN: The Town Board approved the petition along with a driveway easement to access the building envelope area.

Questions? Contact Brian Standing, standing@countyofdane.com, 608-267-4115.