
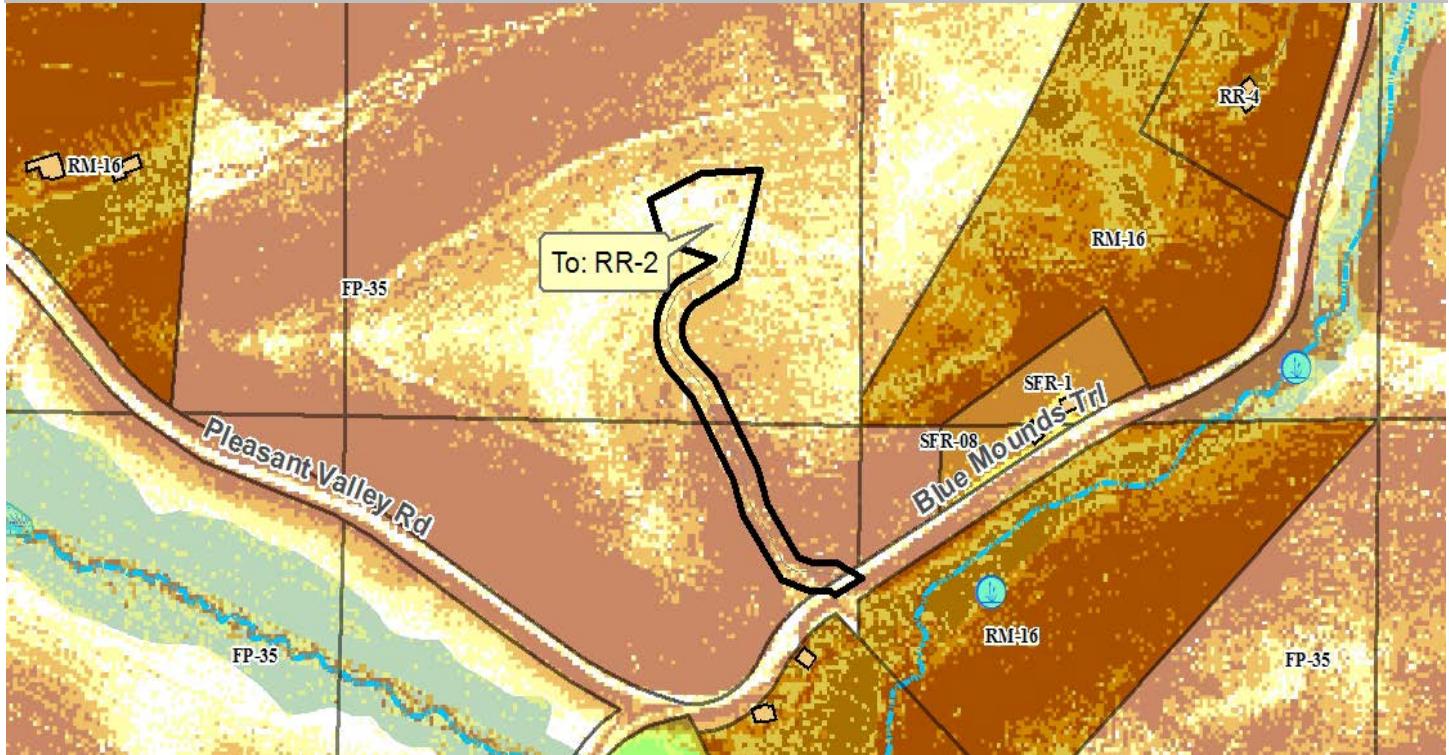


Staff Report  Zoning and Land Regulation Committee	Public Hearing: January 26, 2021	Petition 11638
	Zoning Amendment Requested: FP-35 Farmland Preservation District TO RR-2 Rural Residential District	Town/Section: VERMONT, Section 9
	Size: 2.4 Acres	Survey Required. Yes
	Reason for the request: Creating one residential lot	
		Address: 4423 BLUE MOUNDS TRAIL



DESCRIPTION: Landowner wishes to rezone 2.4 acres from the FP-35 zoning district to the RR-2 zoning district to allow for the creation of a new single-family residential lot.

OBSERVATIONS: The property would conform with dimensional and road frontage requirements of the county zoning and land division ordinances. The new lot and home would re-use an existing driveway that accesses an existing farm shed, which will remain in FP-35 zoning.

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*. Policies in both plans seek to limit the acreage rezoned out of farmland preservation zoning to the minimum necessary. Residential development is capped at a maximum of one unit per 35 acres owned as of 1985. If this petition is approved, there will be 8 potential homesites remaining on the original farm.

RESOURCE PROTECTION: No mapped resource protection corridors fall within 300 feet of the proposed building site.

STAFF: Recommend approval with no conditions.

TOWN: The Town Board approved the petition with no conditions.

Questions? Contact Brian Standing standing@countyofdane.com