
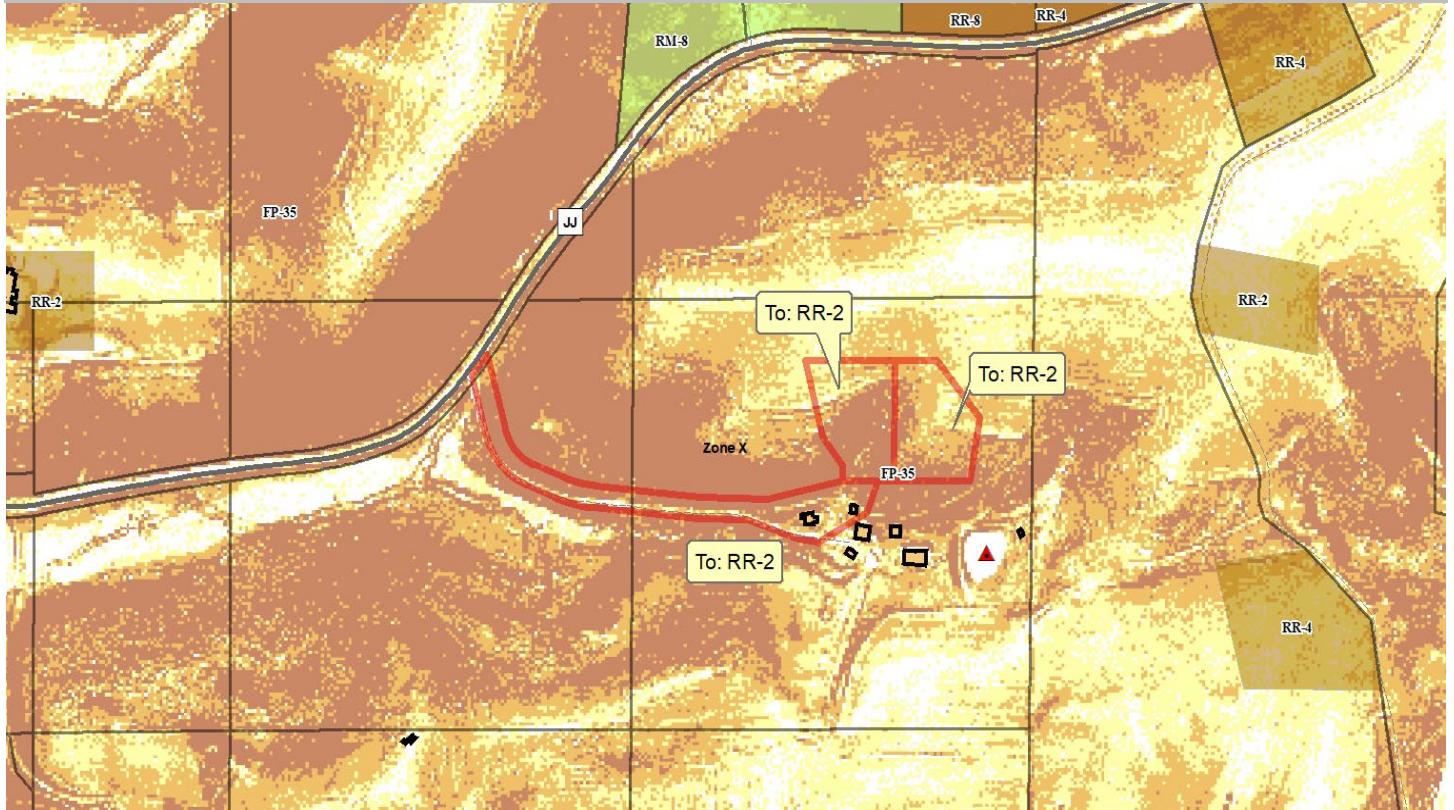


<p>Staff Report</p>  <p>Zoning and Land Regulation Committee</p>	<p><i>Public Hearing:</i> June 22, 2021</p>	<p>Petition 11706</p>
	<p><i>Zoning Amendment Requested:</i> FP-35 Farmland Preservation District TO RR-2 Rural Residential District</p>	<p><i>Town/Section:</i> VERMONT, Section 21</p>
	<p><i>Size:</i> 6.84 Acres</p>	<p><i>Survey Required:</i> Yes</p>
	<p><i>Reason for the request:</i> Separating the existing residence from the farmland and creating two new residential lots</p>	



DESCRIPTION: Landowner seeks to rezone 6.84 acres from the FP-35 zoning district to the RR-2 zoning district to create two rural residential lots.

OBSERVATIONS: Proposed Lot 2 would have no road access. ZLR approval of an exception from road frontage requirements, per s. 75.19(8) of the county land division ordinance will be required. Road easements are shown on the draft CSM.

TOWN PLAN: The property is within a Farmland Preservation area in the Town of Vermont/Dane County Comprehensive Plan. Residential development is capped at a density of one unit per thirty five acres. If this petition is approved, there will be 2 potential homesites remaining. The town plan includes provisions allowing of the use of shared driveway easements, consistent with s. 75.19(8)(a).

RESOURCE PROTECTION: There are no mapped resource protection corridors on the property.

STAFF: If the ZLR approves the exception from road frontage requirements, staff would recommend approval with the following conditions:

1. Within 90 days of the date of approval by the county board, the landowner shall record the following with the Dane County Register of Deeds:

- a. Driveway easements and a shared driveway maintenance agreement consistent with all provisions of s.75.19(8), Dane County Code, and;
- b. A Certified Survey Map that depicts all easement boundaries, as approved by the Department of Planning and Development.

TOWN: The town has recommended approval with no conditions.