
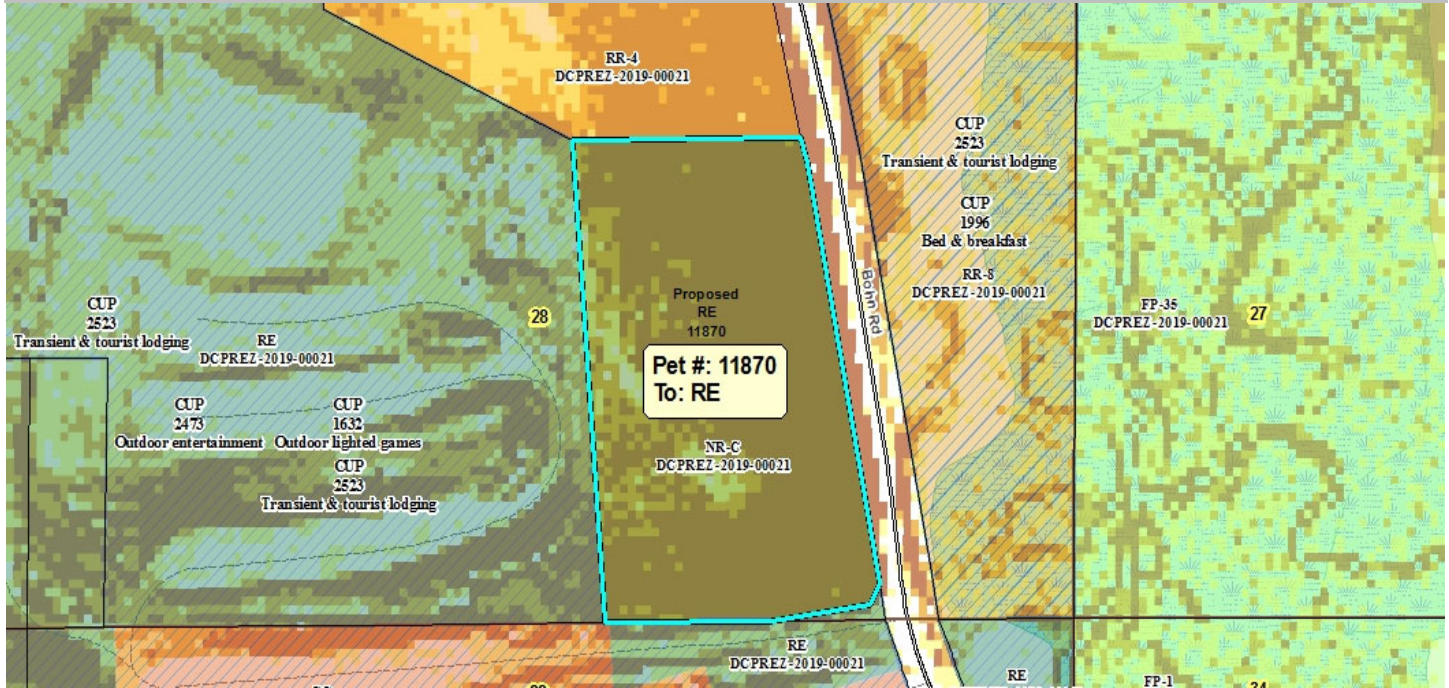


<b>Staff Report</b>    <b>Zoning and Land Regulation Committee</b>	Public Hearing: <b>August 23, 2022</b>	<b>Petition 11870</b>	
	<u>Zoning Amendment Requested:</u> <b>NR-C Natural Resource Conservation District TO RE Recreational District</b>		<u>Town/Section:</u> <b>VERMONT, Section 28</b>
	<u>Size:</u> <b>4.67 Acres</b>	<u>Survey Required:</u> <b>No</b>	<u>Applicant:</u> <b>TYROL PROPERTIES LLC</b>
	<u>Reason for the request:</u> <b>Rezone to allow expansion of parking area for Tyrol Basin</b>		<u>Address:</u> <b>NORTH OF 3487 BOHN RD</b>



**DESCRIPTION:** Landowner wishes to rezone an existing 4.67-acre lot (CSM 8857, Lot 1) from the NR-C (Natural Resource – Conservancy) zoning district to the RE (Recreational) zoning district to match the zoning of the rest of the Tyrol Basin property and to allow for the future development of a parking lot.

**OBSERVATIONS:** Petition 7126 (approved 3/19/1998) rezoned the parcel to the CO-1 (Conservancy) zoning district to “protect the woodlands” on the site. When the Town of Vermont adopted the new county zoning ordinance in 2019, the property was rezoned to the NR-C zoning district. The applicant has provided a site plan for the proposed lot, but the site plan does not show dimensions or proposed parking capacity.

**TOWN PLAN:** The *Town of Vermont/Dane County Comprehensive Plan* includes the following language:

*“In deciding land use changes, every effort will be made to protect quality woodlands and prairies from unnecessary destruction for development. The town encourages:*

1. *Management practices that promote diverse, sustainable plant and wildlife resources.*
2. *The use of woodlands and prairie grass habitats as erosion control measures on the hillsides or in waterways.*
3. *Protection of native trees and grasslands in any development proposal.”*

**RESOURCE PROTECTION:** Portions of the property may fall within 300’ of the shoreland-wetlands and floodplain of Bohn Creek, on the eastern side of Bohn Road. Staff from the Land and Water Resources Department Water Resources Engineering Division have indicated the Tyrol Basin property is currently out of compliance with existing stormwater management plans, and is therefore in violation of Chapter 14, Dane County Code.

**STAFF:** Recommend postponement until:

1. The applicant provides a site plan, consistent with s. 10.101(6) of the Dane County Zoning ordinance, and in sufficient detail to determine parking compliance with s. 10.102(8), Dane County Zoning ordinance;
2. The Water Resources Engineering Division of the Land and Water Resources Department indicates that all outstanding issues are satisfactorily resolved.

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

**TOWN:** On 6/13/2022, the Town of Vermont board voted to recommend approval, with a condition that the property be deed restricted to “to preserve the steep slope, maintaining as much wooded area as possible.”

**AUGUST 23<sup>RD</sup> ZLR MEETING:** The petition was postponed at the August 23, 2022 meeting to allow time for additional information to be submitted.

**STAFF UPDATE:** The applicant has provided engineered drawings for how the new parking lot will developed. It appears that the development plan meets the condition noted by the Town to preserve steep slopes and wooded areas. The site plan provides sufficient detail to determine parking compliance with the zoning ordinance. Plans have received a favorable preliminary review by the Land and Water Resources Department per the applicable erosion control and stormwater standards.

Staff recommends approval subject to the following conditions:

1. The parking lot shall be developed per the submitted plans.
2. The applicant shall obtain erosion control and stormwater management permit approvals from the Land and Water Resources Department.

Any questions about this petition or staff report please contact Rachel Holloway at (608) 266-9084 or [holloway.rachel@countyofdane.com](mailto:holloway.rachel@countyofdane.com)