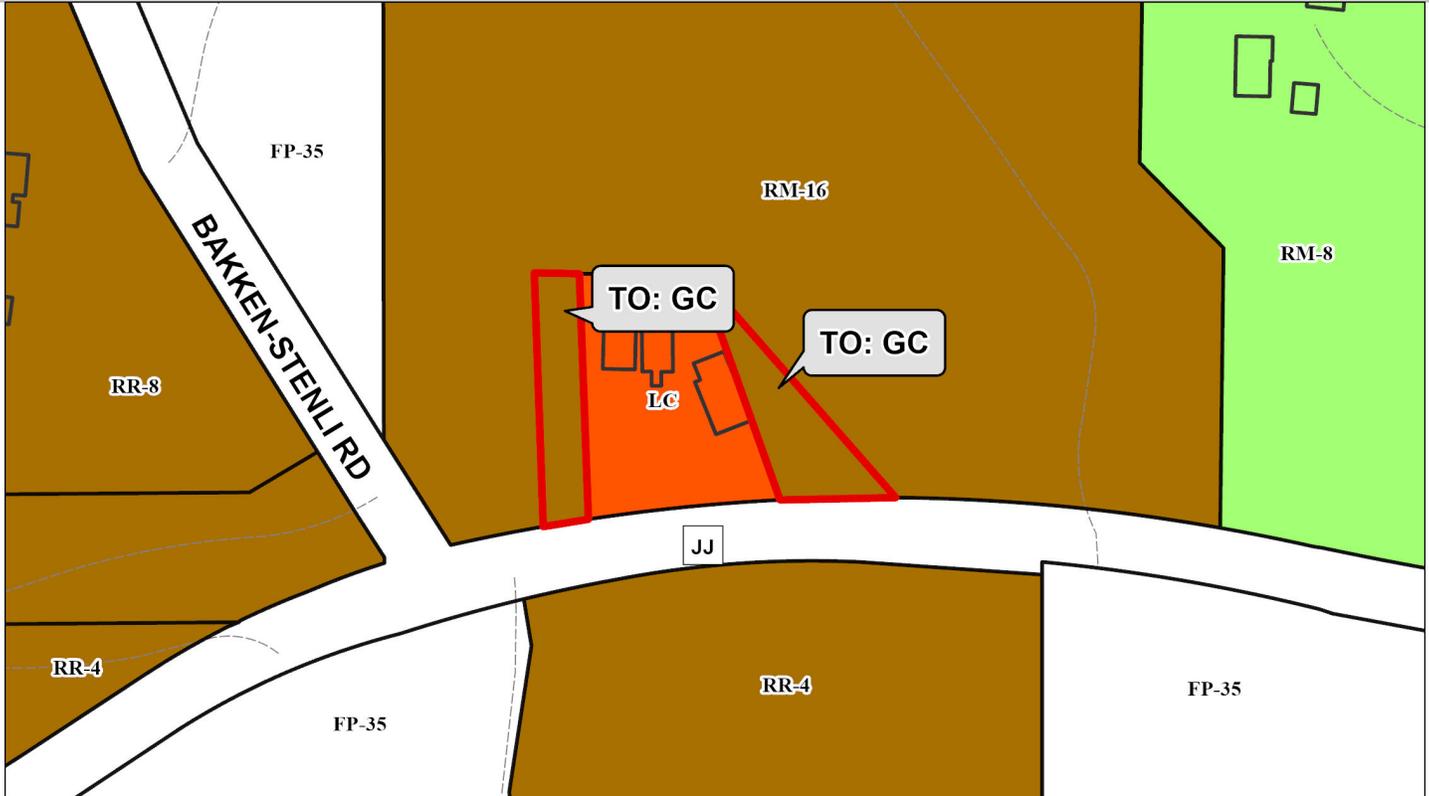


<b>Staff Report</b>  <b>Zoning &amp; Land Regulation Committee</b>	<u>Public Hearing:</u> <b>June 24, 2025</b>		<b>Petition 12168</b>
	<u>Zoning Amendment Requested:</u> <b>RM-16 Rural Mixed-Use District and LC Limited Commercial District TO GC General Commercial District</b>		<u>Town, Section:</u> <b>VERMONT, Section 15</b>
	<u>Size:</u> <b>0.72,1.1 Acres</b>	<u>Survey Required:</u> <b>Yes</b>	<u>Applicant:</u> <b>MICHAEL J EUHARDY</b>
	<u>Reason for the request:</u> <b>adding lands to Town Hall property and updating zoning for governmental use</b>		<u>Address:</u> <b>4017 COUNTY HWY JJ</b>



**DESCRIPTION:** Michael Euhardy requests a rezone of some of his land in order to sell it to the Town of Vermont. The township is looking to expand their current Town Hall site to make room for a future new building and additional space. Rezoning the property to the General Commercial zoning district will update the zoning for governmental use, because the GC district allows governmental use as a land use that is permitted by right, as opposed to being a conditional use under the current LC Limited Commercial zoning.

**OBSERVATIONS:** The proposed lot configuration meets county ordinance requirements including lot size, public road frontage, building setbacks, and maximum building coverage. The new lot would be 1.55 acres in size and a new certified survey map (CSM) would be recorded.

No change is proposed to the current access points onto County Highway JJ. If work is proposed for the driveways as part of future construction, an access permit may be required from Dane County Highway Department. Please contact Kevin Eslick (608) 283-1486.

**COMPREHENSIVE PLAN:** The proposal is consistent with the Comprehensive Plan. For questions about the Plan, contact Senior Planner Bridgit Van Belleghem [vanbelleghem.bridgit@danecounty.gov](mailto:vanbelleghem.bridgit@danecounty.gov).

**RESOURCE PROTECTION:** There are no sensitive environmental features on or within 300 feet of the subject property. Future construction will likely require an erosion control permit, and possibly a stormwater management permit, from [Dane County Land and Water Resources](#). For questions, please contact Water Resource Engineering at (608) 224-3730.

**TOWN ACTION:** The Town Board has recommended approval of the petition with no conditions.

**STAFF RECOMMENDATION:** Staff recommends approval of the petition subject to the applicants recording a new CSM for the new lot configuration. Please contact Rachel Holloway at (608) 266-9084 or [holloway.rachel@danecounty.gov](mailto:holloway.rachel@danecounty.gov) if you have questions about this petition or staff report.