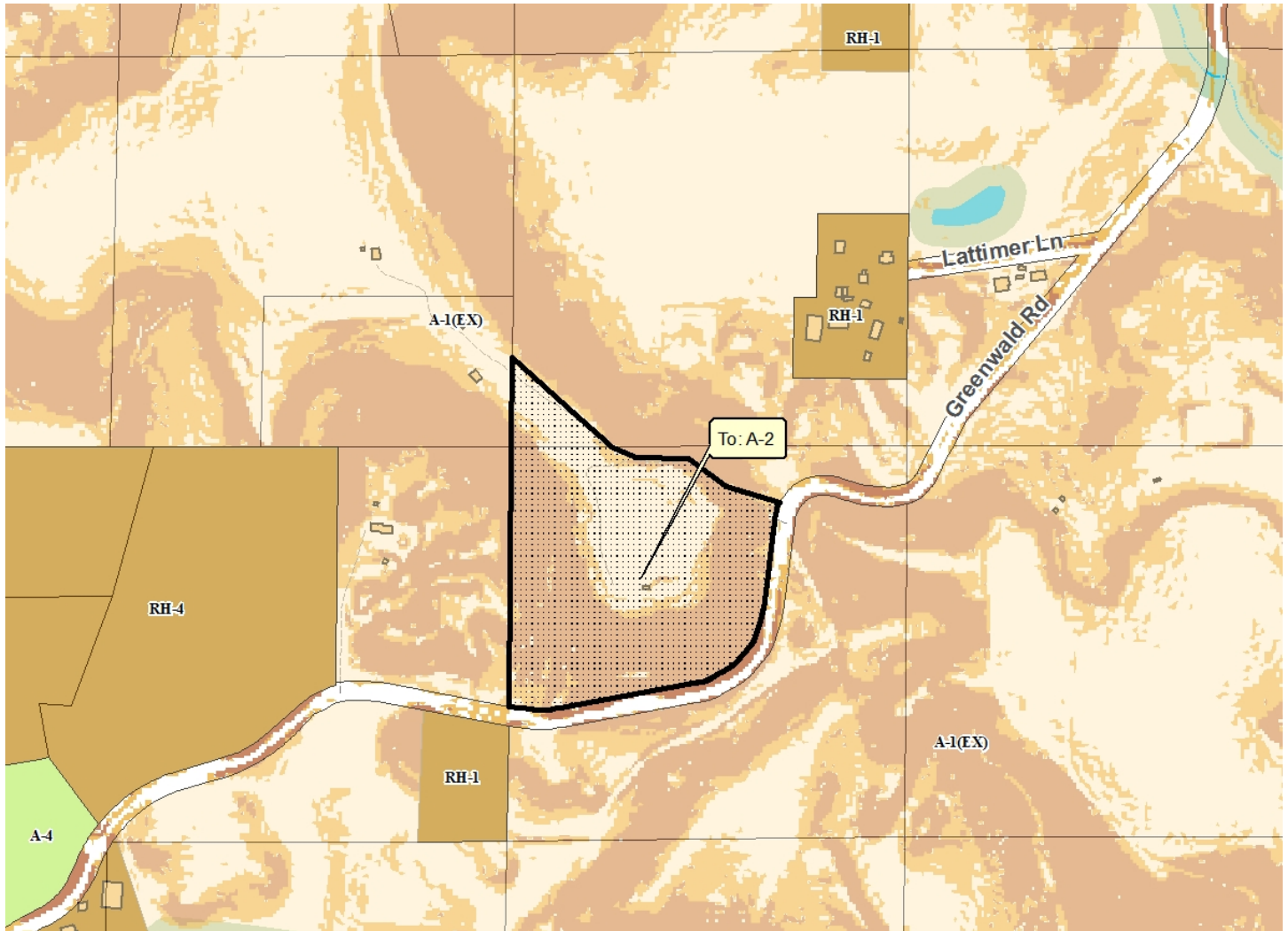




Staff Report

Zoning and Land Regulation Committee	Public Hearing: February 27, 2018	Petition: Petition 11243
	Zoning Amendment: A-1EX Agriculture District TO A-2 Agriculture District	Town/sect: VERMONT, Section 26
	Acres: 18.2 Survey Req. No	Applicant CARLA JOY RAATZ
	Reason: Creating one residential lot	Location: 9854 GREENWALD RD



DESCRIPTION: Applicant would like to rezone an 18.2-acre legal, non-conforming A-1(ex) parcel to the A-2 district to create a residential lot.

OBSERVATIONS: There is a small residence (cabin) located on the property. The landowner intends to construct an accessory building to house construction materials first, then subsequently construct a residence at some point in the future.

TOWN PLAN: The property is in a Farmland Preservation Area in the town/county plan and the Farmland Preservation Plan. The Town of Vermont/Dane County Comprehensive Plan allows one homesite for vacant legal, nonconforming parcels that are less than 20 acres in areas.

RESOURCE PROTECTION: There are no mapped Resource Protection Corridors on the property.

STAFF: Staff recommends approval with no conditions.

TOWN: Approved with no conditions.