

Staff Report



Zoning and Land Regulation Committee

Questions? Contact Brian Standing at 267-4115.

Public Hearing: **August 27, 2019**

Zoning Amendment Requested:

From various districts to various districts as part of the Town's blanket rezoning effort associated with the new Dane County Zoning Ordinance (see application).

Size: **Numerous parcels/acreages** *Survey Required:* **No**
(Please see the petition application for the full list of parcels and acreages.)

Reason for the request:

Blanket rezone following adoption of the new Dane County Zoning Ordinance

Petition 11463

Town/Section:

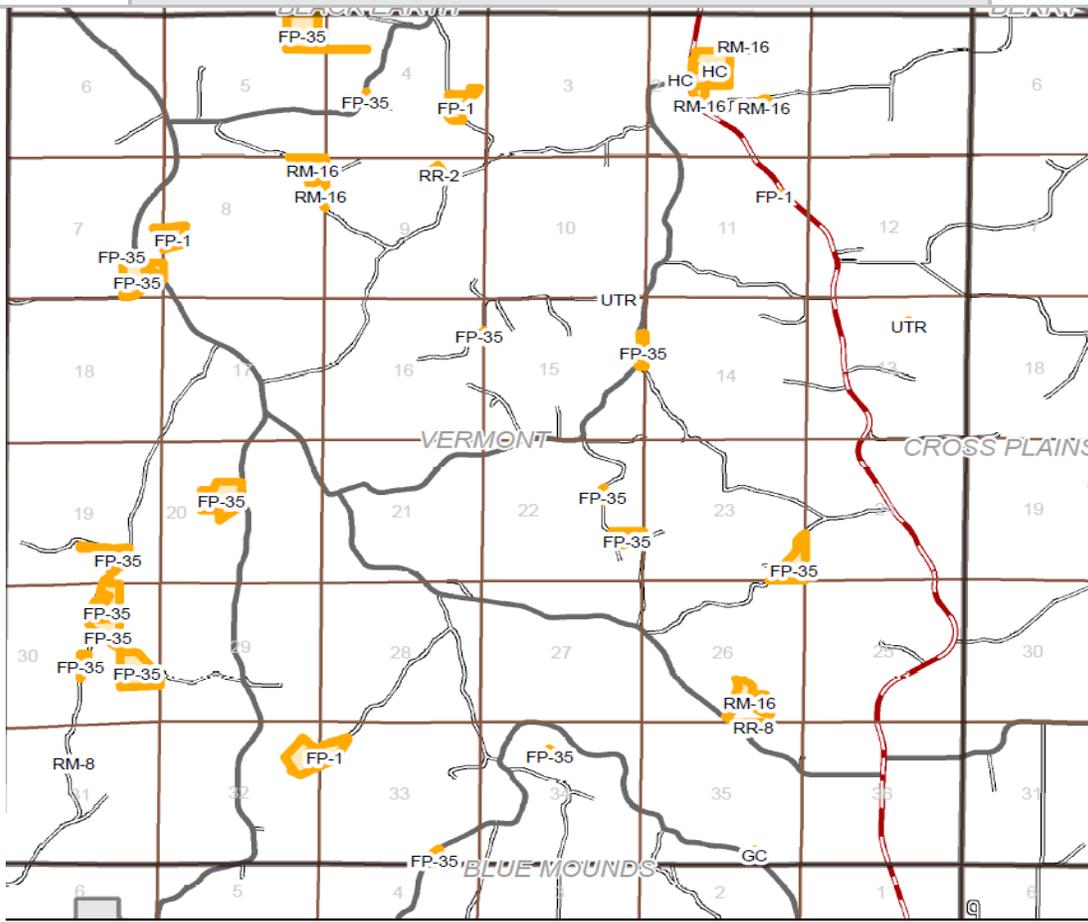
VERMONT, Multiple sections

Applicant

VERMONT, TOWN OF

Address:

VARIOUS PARCELS THROUGHOUT THE TOWN



DESCRIPTION: This petition submitted by the Town of Vermont makes a number of corrections to the recently adopted zoning map for the town associated with the comprehensive revision of the Dane County Zoning Ordinance. A variety of changes are made to better accommodate existing uses and to bring the zoning map into closer consistency with the *Town of Vermont / Dane County Comprehensive Plan*.

The purpose of this blanket rezone is to modify zoning district assignments made as part of the initial process to adopt the new county Zoning Ordinance. Numerous steps were taken before the zoning maps were adopted as part of the zoning ordinance. Dane County staff generated the first maps based on the then current zoning districts and their equivalent to zoning districts of the new ordinance (for instance A1-EX becoming FP-35). These maps were then reviewed by town staff and/or plan commission members with corrections being made based on their local knowledge. Those corrections were made and the resulting map was used to generate notecards that were sent to every landowner to provide information about the proposed zoning change and to invite them to a town informational hearing. Before, during and after that meeting, landowners asked questions that in some cases resulted in changes to the assigned

zoning districts. After the maps were again updated, zoning inspectors reviewed the map parcel-by-parcel. In some cases the ownership changed after the zoning map was originally created, and in many cases the reason for modification was related to the parcel size (most commonly FP-1 versus FP-35 or RR-2 versus RR-4). There were also some cases where the original zoning was simply incorrect (for instance a single family lot with a commercial zoning designation). The corrections listed as part of this zoning petition were identified after the town adopted the new Dane County Zoning Ordinance. A complete list of the parcels included in this blanket rezone are included in the rezone application contained in the Legistar record associated with this petition.

OBSERVATIONS: None of the proposed changes significantly alter the permitted uses on individual parcels, compared with the previous zoning under the old zoning ordinance.

TOWN PLAN: All of the proposed zoning amendments are consistent with the adopted *Town of Vermont / Dane County Comprehensive Plan*.

RESOURCE PROTECTION: Any areas entirely within mapped Resource Protection Corridors remain in NR-C, RE, FP-35 or FP zoning, as recommended by the *Dane County Comprehensive Plan*.

STAFF: Recommend approval, with no conditions.

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