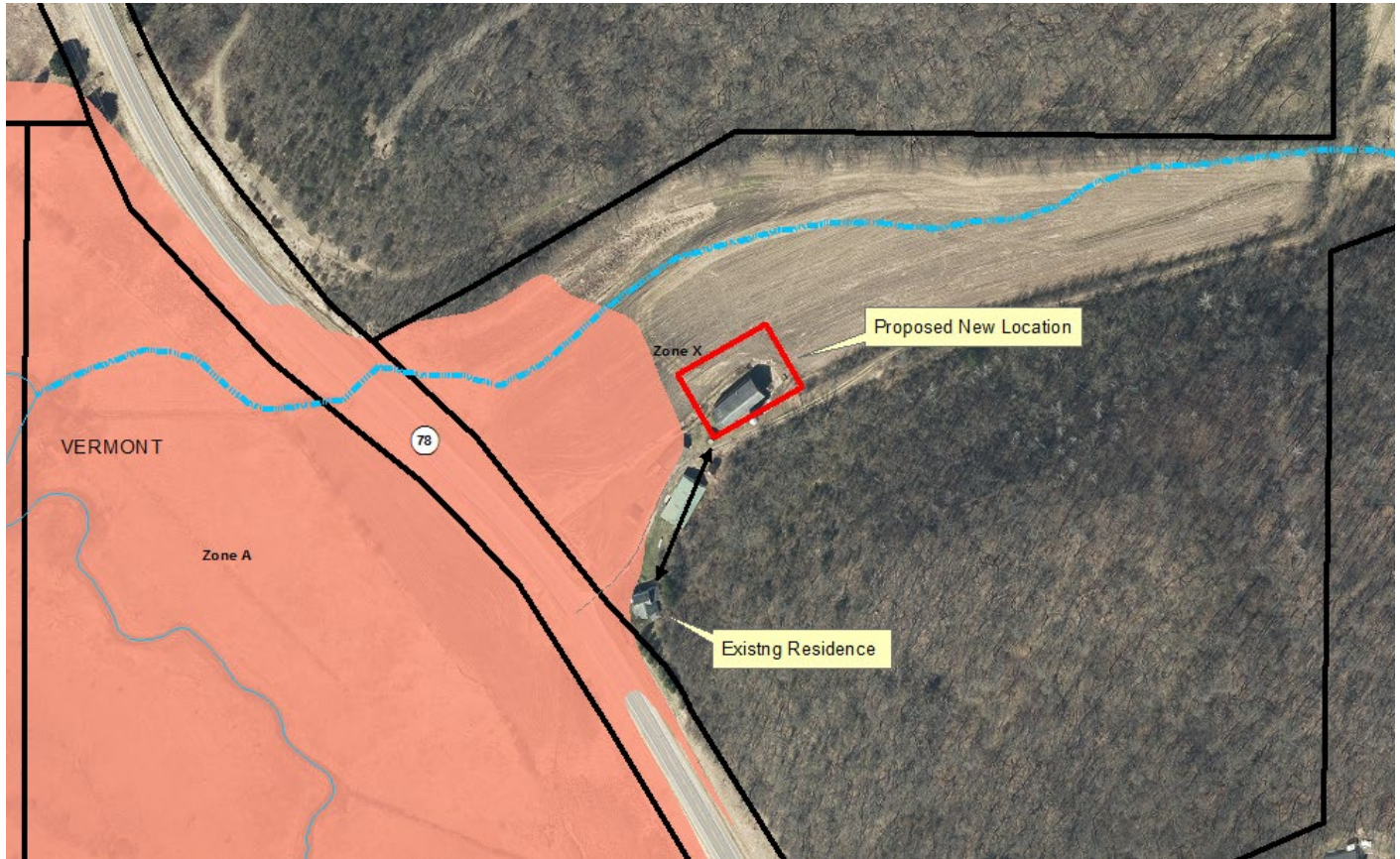


**Herrling Property, 4518 State Hwy 78, Town of Vermont**  
Site Plan review for the relocation of an existing residence  
within the FP-35 Farmland Preservation Zoning District



Under Dane County Zoning Ordinance Section 10.222(2)(b)1, existing residences within the FP-35 Zoning District are permitted to be repaired, reconstructed, or replaced. The ordinance permits a residence to be removed and replaced up to 100 feet away from the existing residence. However, if the new residence is to be located more than 100 feet from the existing residence, the landowner must obtain Town and County approval of the new location.

The Herrlings' would like to remove the existing residence on the property and construct a new residence approximately 250 feet away. The reason for the move is that the existing residence is within a mapped floodplain. The new location is approximately 3 feet higher in elevation and is further back from State Hwy 78. The home will be located where an old barn once stood. This portion of the property is a low lying area with potential sensitive environmental features. The property may be subject to Shoreland Regulations due the close proximity to floodplain and possible intermittent stream.

The location does not appear to conflict with the siting policies found within the Town of Vermont Comprehensive Plan. The landowner has obtained Town Board approval for this location.

If approved, Staff suggests that the Committee require the existing residence be removed within 60 days after occupancy of the new house.