

Staff Report



**Zoning and
Land Regulation
Committee**

**Questions? Contact:
Pam Andros – 261-9780**

Public Hearing: **June 25, 2019**

Zoning Amendment Requested:

Various Zoning Districts throughout the Town of Medina

Size: **317 Acres**

Survey Required: **No**

Reason for the request:

Correct identified errors in the newly approved zoning map due to the adoption of the comprehensive revision to the Dane County Zoning Ordinance

Petition 11429

Town/Section:

MEDINA, Section 3

Applicant

TOWN OF MEDINA

Address:

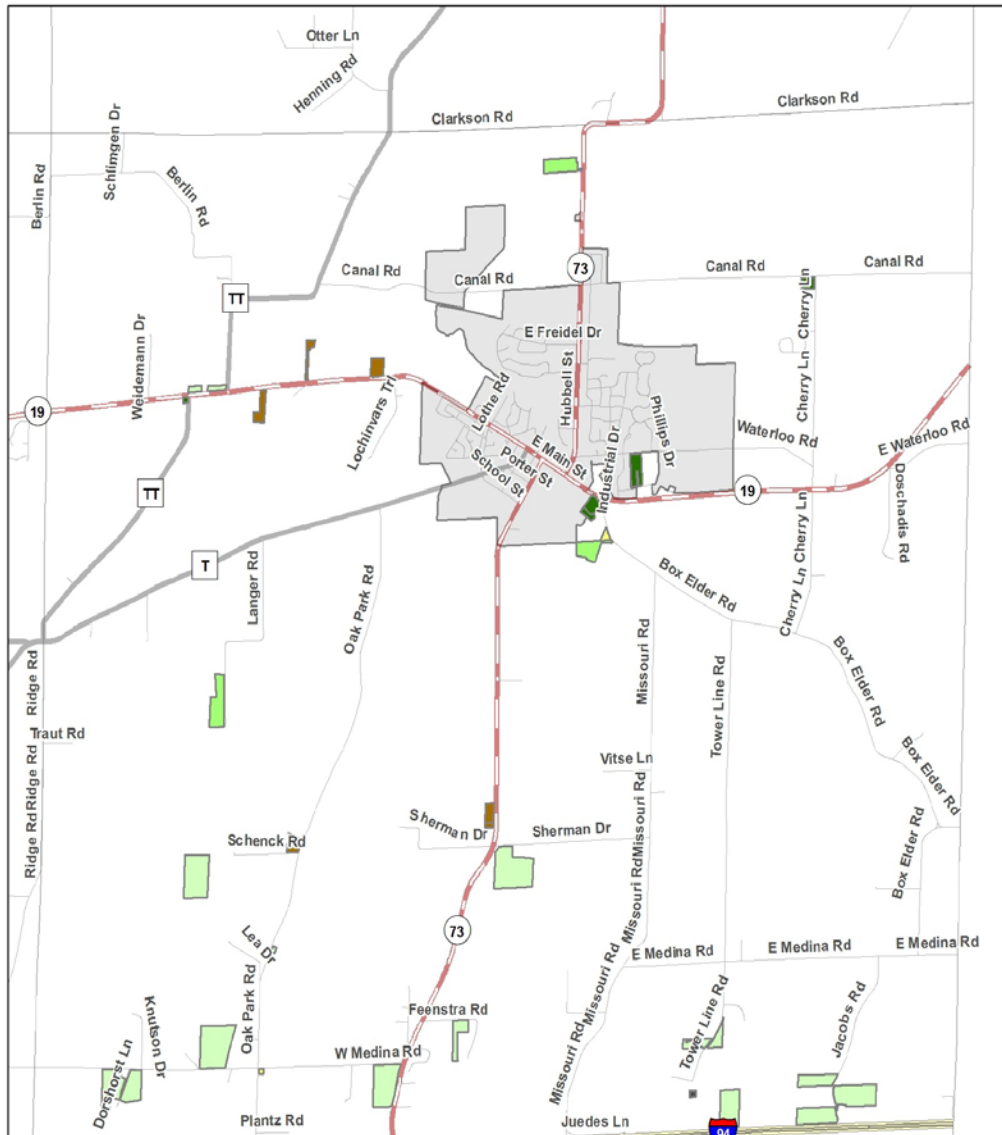
TOWN OF MEDINA

TOWN OF MEDINA BLANKET REZONE 18 APRIL 2019

Date: 05/07/2019



- | Zoning District | |
|--|---|
| Residential | Rural Residential and Rural Mixed Use |
| Farmland Preservation | Recreational |
| Agricultural Transition | Special Use |
| Hamlet | |



DESCRIPTION & OBSERVATIONS: The purpose of this blanket rezone is to correct errors in zoning district assignments made as part of the 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 information hearing. Before, during and after that meeting, landowners asked questions that in some cases resulted in corrections 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 correction 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 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.

TOWN PLAN: The vast majority of the town is in *Agricultural Preservation* land use district.

RESOURCE PROTECTION: There are no specific environmental concerns related to this town-wide blanket rezone.

STAFF: Staff recommends approval

TOWN: As of June 13, 2019 the town of Medina has not yet provided a Town Action Report.