
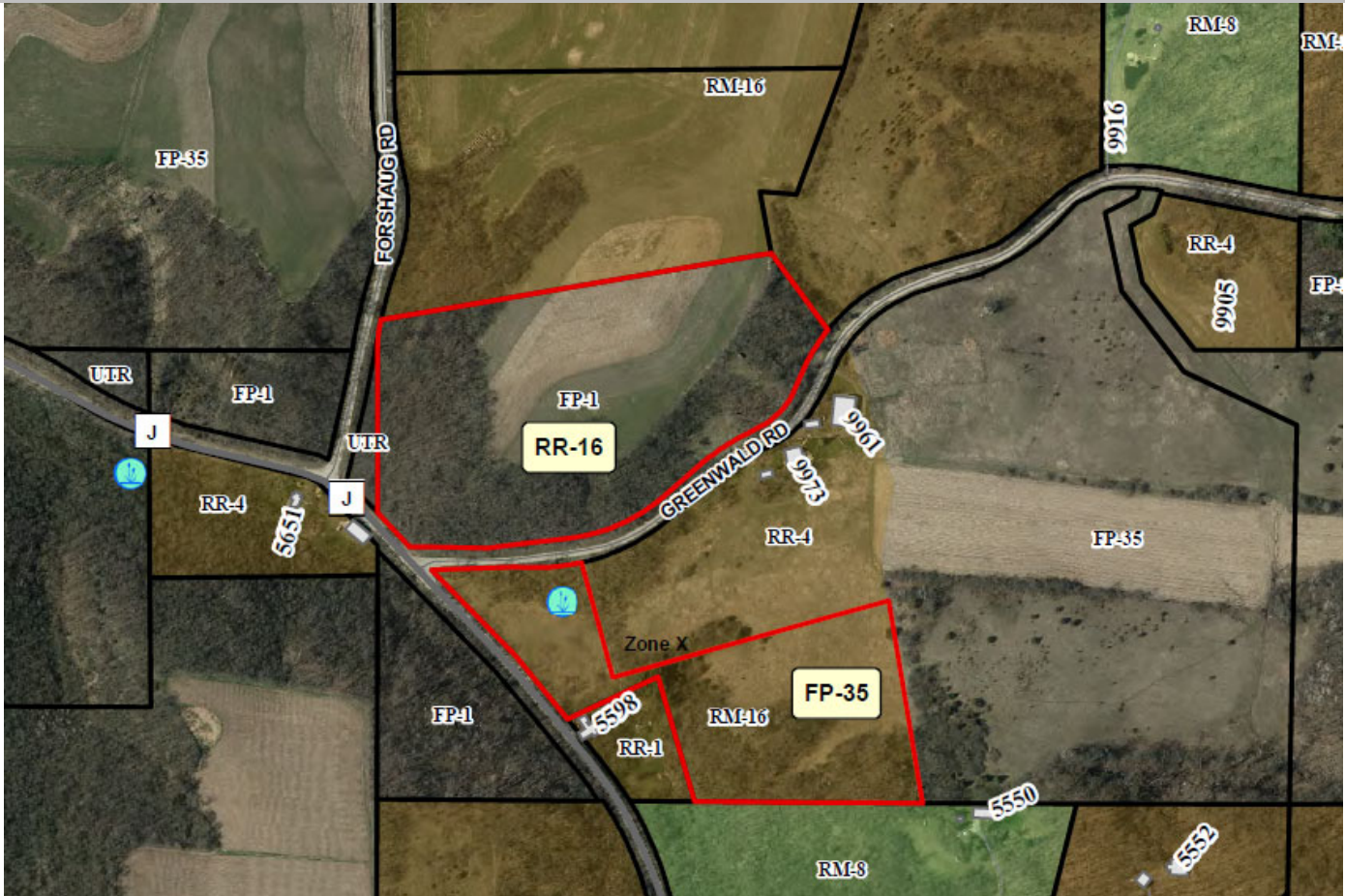


<b>Staff Report</b>    <b>Zoning and Land Regulation Committee</b>	<i>Public Hearing:</i> <b>September 26, 2023</b>	<b>Petition 11969</b>	
	<i>Zoning Amendment Requested:</i> <b>RM-16 Rural Mixed-Use District TO <del>FP-1</del> Farmland Preservation District <b>REVISED TO FP-35 Farmland Preservation District</b></b>	<i>Town/Section:</i> <b>VERMONT, Section 26</b>	
	<i>Size:</i> <b>16.1 Acres</b>	<i>Survey Required:</i> <b>No</b>	<i>Applicant</i> <b>BARBARA K GRENLIE TR</b>
	<i>Reason for the request:</i> <b>Transfer one development right to another property</b>		<i>Address:</i> <b>WEST AND SOUTH OF 9973 GREENWALD RD</b>



**DESCRIPTION:** Barbara Grenlie proposes to rezone an existing spot zone from RM-16 to ~~FP-1~~ FP-35. The proposal is associated with another rezone petition (petition 11968), the goal is to move a “potential development right” to the other property north of Greenwald Road.

**OBSERVATIONS:** The FP-1 zoning district is intended for agricultural and open space uses on lots between 1 and 35 acres in size. Grenlie owns 76 contiguous acres south of Greenwald Road roughly 10 acres of which is zoned RR-4 for the existing home. The 16-acre RM-16 zoning area is not a separate parcel from the rest of her lands, and the intent is to convert these lands back to agricultural zoning. For these reasons it makes more sense to place all the agricultural lands around the RR-4 home site in the same zoning district. Staff recommends rezoning this land to FP-35 instead of FP-1. This would have the same result of returning the land to farmland preservation use, and would minimize confusion by removing a “spot zone” from the map while using a single zoning district versus two different farmland preservation districts.

**COMPREHENSIVE PLAN:** The property is within a Farmland Preservation area in the Town of Vermont/Dane County Comprehensive Plan. Residential development is capped at a density of one unit per thirty five acres. An established housing density right (area zoned residential) is being relocated from this area to a lot north of Greenwald Road

currently zoned FP-1. See rezoning petition 11968 which establishes the residential zoning on the other lot. No increase of density is occurring.

**RESOURCE PROTECTION:** Site is subject to shoreland zoning, due to intermittent streams that traverse the property from the south and from the east. No concerns with the proposal.

**TOWN ACTION:** On July 10, 2023 the Town Board recommended approval of the rezone to FP-1 with no conditions – rezoned to FP-1 so that no further development could be done on the property. Staff suggested that the rezone be reconsidered by the Town for FP-35 zoning, to match the petitioner’s other adjacent farm land. On August 14, 2023 the Town Board recommended approval of the petition with no conditions, to rezone the property to FP-35.

**STAFF RECOMMENDATION:** Subject to any comments at the public hearing, staff recommends approval of the rezoning to FP-35, with no conditions.

Any questions about this petition or staff report please contact Rachel Holloway at (608) 266-9084 or [holloway.rachel@countyofdane.com](mailto:holloway.rachel@countyofdane.com)