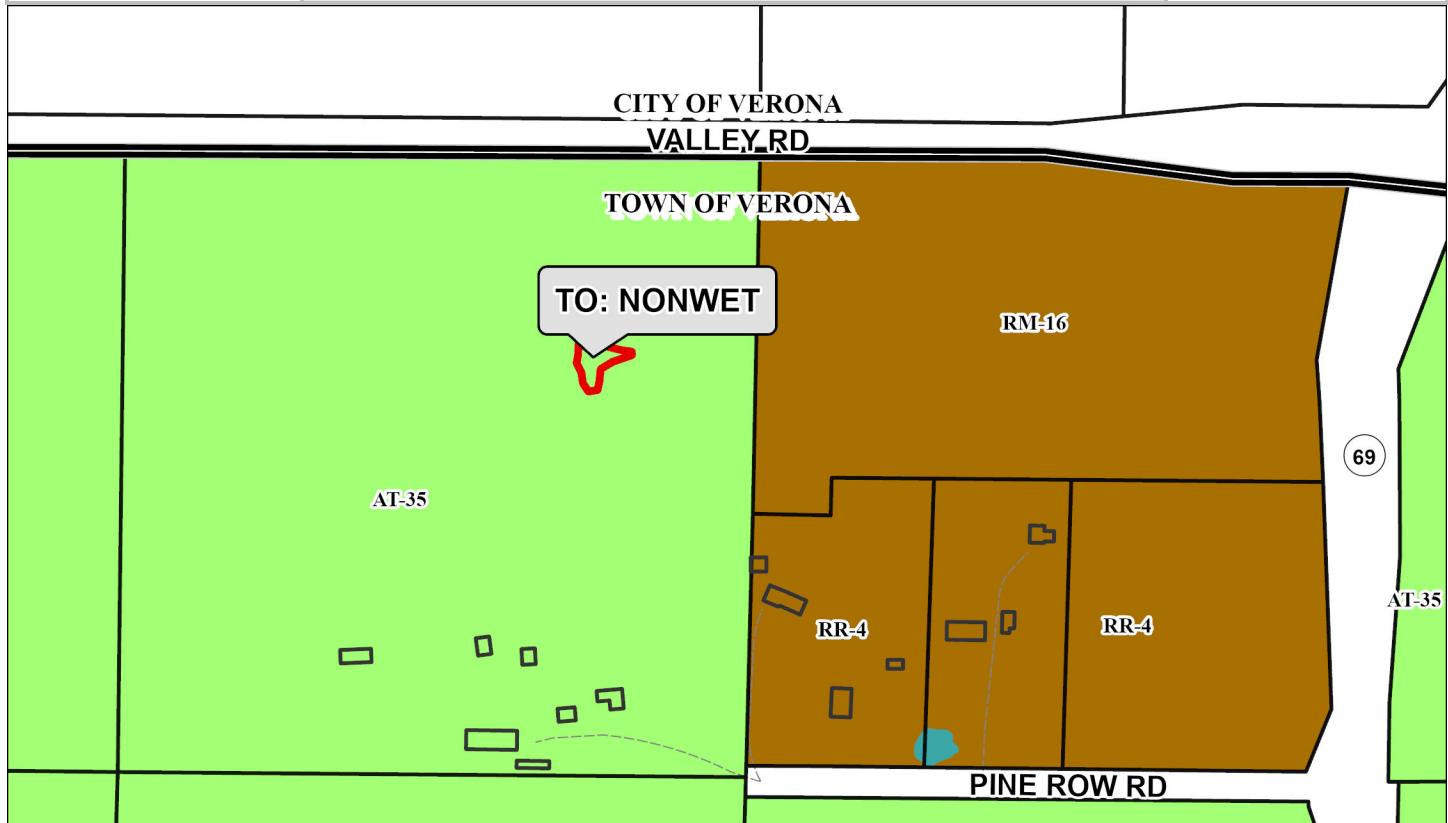


Staff Report  Zoning & Land Regulation Committee	<u>Public Hearing:</u> May 26, 2026 Report updated for the June 9th ZLR Work Meeting		Petition 12278
	<u>Zoning Amendment Requested:</u> Wetland Overlay District TO Non Wetland Overlay District		<u>Town, Section:</u> VERONA, Section 28
	<u>Size:</u> 0.137 Acres	<u>Survey Required:</u> No	<u>Applicant:</u> JMM LLC
	<u>Reason for the request:</u> Remove wetland restrictions.		<u>Address:</u> 7228 PINE ROW RD



DESCRIPTION: As the result of due diligence to further investigate the wetland status of a property containing wetland indicators, a wetland delineation resulted in a small, isolated, area of wetland not included in the Wisconsin Wetland Inventory or within a wetland indicator area centrally located within an area intend for mineral extraction use. The applicant proposes to remove this 0.14 acres of delineated wetland from the wetland zoning district.

OBSERVATIONS: The isolated wetland area and surrounding land is in agricultural cultivation. The wetland is likely the result of a hillside groundwater seep with poor or blocked drainage. From a land use and site planning perspective, there appear to be no specific neighboring land use conflicts, and the removal of wetland protections will not result in significant ecological loss. Committee review should recognize that the request is based on a site-specific delineation rather than generalized mapping.

The proposal meets county ordinance requirements.

COMPREHENSIVE PLAN: This petition is in the town's farmland preservation planning area and is subject to the land use policies related to that designation. This proposal is consistent with the goals, objectives of policies related to farmland preservation. No new residential development is proposed. For information related to natural resource protection, see below. For questions about the town plan, contact Senior Planner Bridgit Van Belleghem at (608) 225-2043 or VanBelleghem.Bridgit@danecounty.gov.

RESOURCE PROTECTION: While portions of the property are included within the Wisconsin Wetland Inventory and include wetland indicators, those areas are not the subject of this request. Those areas are associated with riparian

wetlands of the Sugar River to the west and south, and will remain protected through wetland zoning regulations. The isolated wetland subject to this removal does not support a significant ecological role. The proposed future land use will be subject to a land reclamation plan that will significantly enhance the ecological health compared to what this isolated wetland provides. This is due to the reclamation plan likely including the establishment of a wet pond and fringe wetlands that far exceed the small area of the isolated wetland.

TOWN ACTION: Not required.

STAFF RECOMMENDATION: During the public hearing public comments were made by a neighboring property owner regarding the potential impacts to groundwater if this rezone is approved. Following the public hearing the applicant responded (see attachment) providing a history of interactions and willingness to work with the adjacent property owner to mitigate any concerns from the proposed mineral extraction land use. At this time, removing the wetland zoning protections in place for the small delineated wetland will not directly allow any changes to the groundwater, as the existing permitted uses of the underlying zoning will remain the same (in agricultural/open space use) until such time that the property is rezoned or a conditional use permit is obtained. **Staff recommends approval with no conditions finding that the standards of DCCO s.11.10 are satisfied.**

Please contact Hans Hilbert at (608) 266-4993 or Hilbert.hans@danecounty.gov if you have questions about this petition or staff report.