

**Staff Report**



**Zoning & Land Regulation Committee**

Public Hearing: **October 22, 2024**

Report updated for the December 17<sup>th</sup> ZLR meeting

Zoning Amendment Requested:

**FP-35 Farmland Preservation District TO AT-35 Agriculture Transition District**

Size: **66.09 Acres**

Survey Required: **No**

Reason for the request:

**Town-initiated blanket rezone for consistency with the Dane County Farmland Preservation Plan and s. 91.38, Wisconsin Statutes.**

**Petition 12106**

Town, Section:

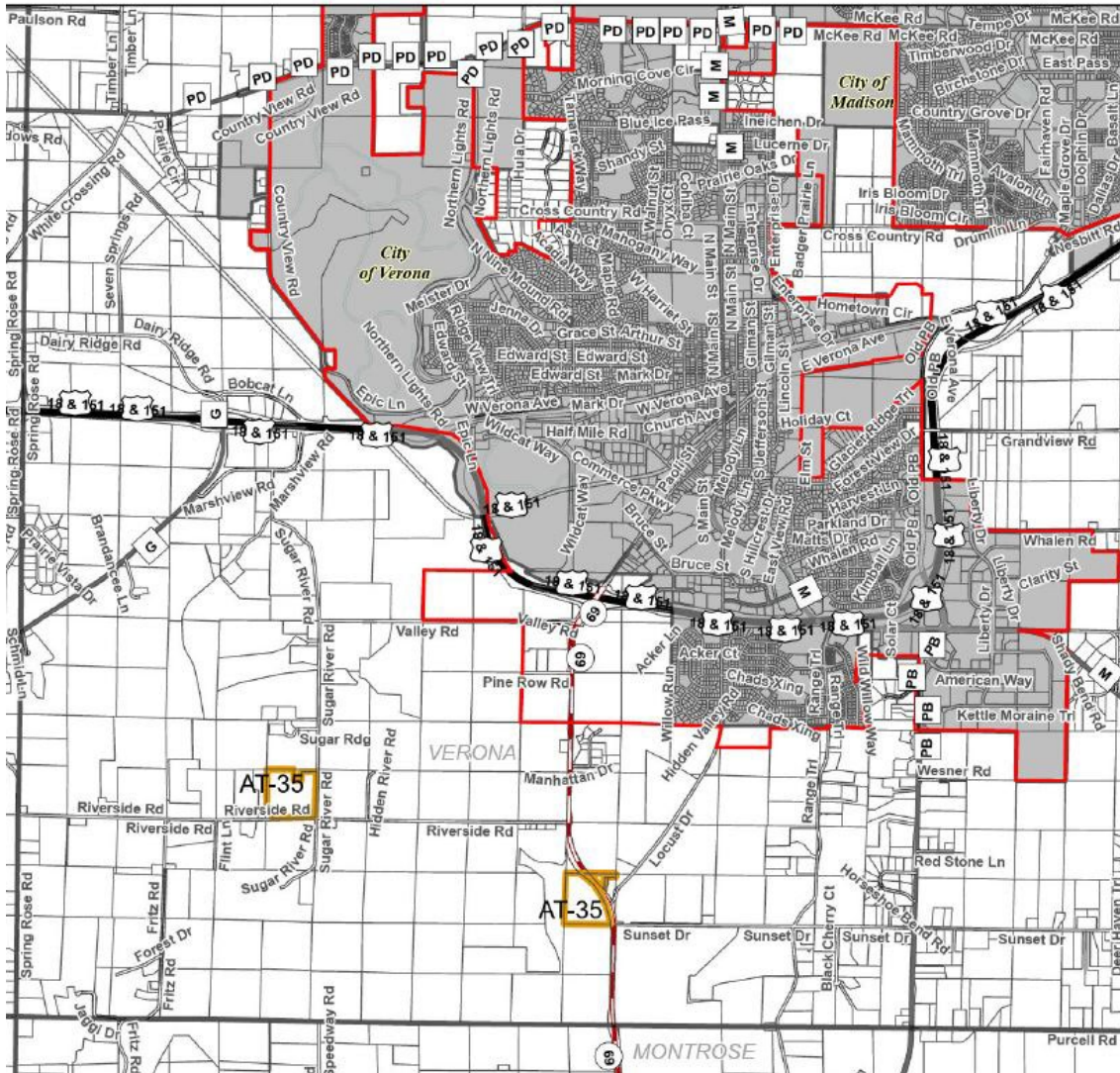
**VERONA, Section 29**

Applicant:

**TOWN OF VERONA**

Address:

**MULTIPLE (SEE ATTACHED LIST)**



**DESCRIPTION:** As part of the decennial state recertification of Dane County’s farmland preservation zoning ordinance, the county and participating towns need to make sure county zoning maps comply with s. 91.38, Wis. Stats. This section of statute prohibits farmland preservation zoning in places not also mapped for farmland preservation in the county *Farmland Preservation Plan*. Petition 12106 cleans up inconsistencies in the Town of Verona zoning map.

**OBSERVATIONS:** Petition 12106 would rezone the following parcels from the FP-35 (General Farmland Preservation) zoning district to the AT-35 (Agricultural Transition, 35 acres) zoning district:

- Parcel number 0608-293-9560-4 (Poast lands Riverside Rd),
- Parcel number 0608-331-9501-0 (Miller lands on Hwy 69)

Both parcels are currently in agricultural use. The AT-35 zoning district allows the identical permitted and conditional uses, and same siting criteria as the FP-35 zoning district.

**COMPREHENSIVE PLAN:** Parcel 0608-293-9560-4 is in an area designated as “Rural Residential 4-8 Acres” under the adopted *Town of Verona / Dane County Comprehensive Plan*. Such areas are anticipated to transition from current agricultural use to residential development at a density of up to one unit per 4 acres. Parcel 0608-331-9501-0 is in an area designated as “Natural Resource and Recreation” under the adopted *Comprehensive Plan*. Such areas are planned for eventual conservation and/or recreational use, either in public or private ownership. Neither the “Rural Residential 4-8 Acres” nor the “Natural Resource and Recreation” planning areas meet the criteria for a “Farmland Preservation Area” under the *Dane County Farmland Preservation Plan*. AT-35 zoning is consistent with plan standards for accommodating existing agricultural uses that are planned for transition to other uses within 15 years.

For questions about the town plan, contact Senior Planner Brian Standing at (608) 267-4115 or [Standing.Brian@danecounty.gov](mailto:Standing.Brian@danecounty.gov).

**RESOURCE PROTECTION:** Not applicable to this petition.

**TOWN ACTION:** The town has confirmed no objection to this rezone, which is a town petition.

**STAFF RECOMMENDATION:** Staff recommends postponement to allow time for town action, per the ZLR Committee’s adopted rules and procedures. Pending town action, and any comments at the public hearing, staff would recommend approval with no conditions.

**OCTOBER 22<sup>ND</sup> ZLR PUBLIC HEARING:** On October 22<sup>nd</sup> the ZLR Committee held a public hearing and postponed action on this petition to allow more time for town action. Town support for the rezone has been confirmed by email.

**STAFF UPDATE:** Staff recommends approval with no conditions.

Please contact Rachel Holloway at (608) 266-9084 or [holloway.rachel@danecounty.gov](mailto:holloway.rachel@danecounty.gov) if you have questions about this petition or staff report.