



Staff Report

Zoning and Land Regulation
Committee

Public Hearing: **August 28, 2018**

Zoning Amendment:
RH-3 Rural Homes District to CO-1 Conservancy District

Acres: 4.3
Survey Req. Yes

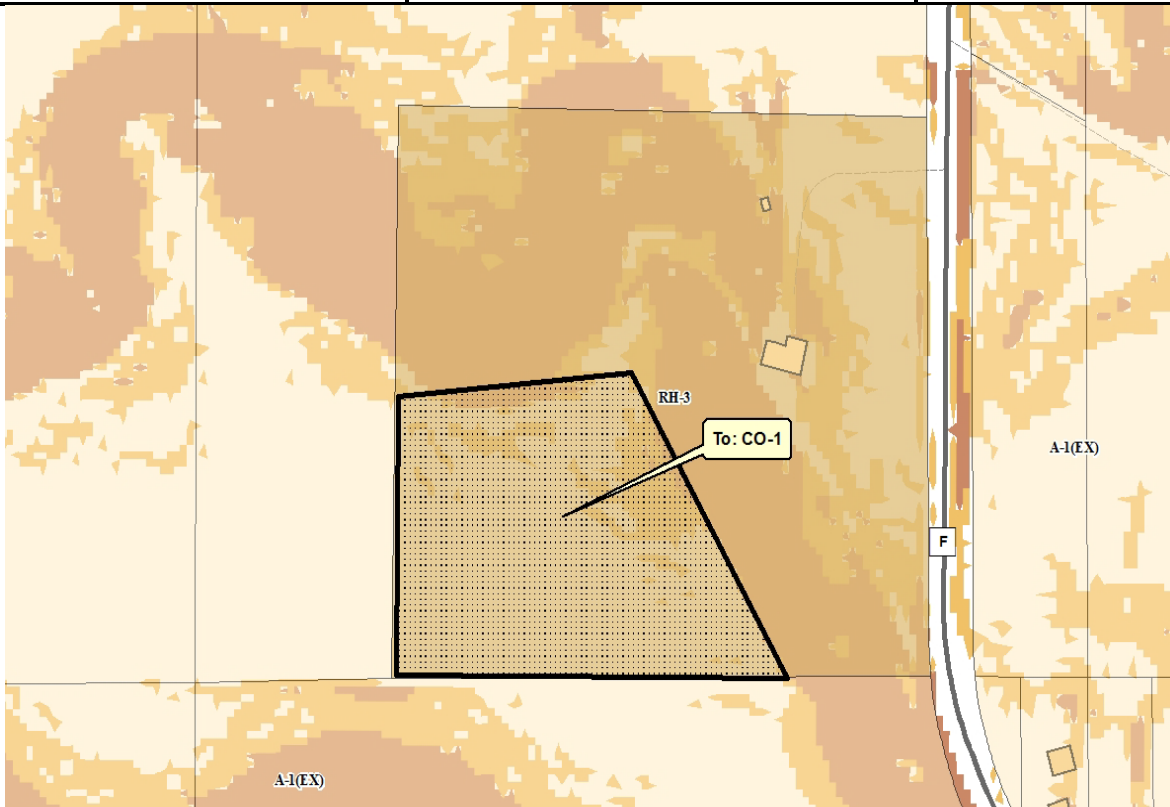
Reason:
Expansion of existing prairie lands

Petition: **Petition 11325**

Town/sect:
Vermont, Section 29

Applicant
Wilken Income Tr., David R.

Location:
3659 County Highway F



DESCRIPTION: The landowner would like to rezone 4.3 acres to the CO-1 Conservancy District to facilitate a sale of land to the Prairie Enthusiasts to expand an adjacent 32-acre nature preserve. The 11.32-acre balance of the Wilken Trust property would remain in the RH-3 zoning district.

OBSERVATIONS: The proposed CO-1 lot (Lot 2 on the preliminary CSM) will have no road frontage. Approval will require a waiver from s. 75.19(6)(b) of the Dane County Land Division Ordinance, which requires 66 feet of frontage onto a public road.

COUNTY HIGHWAY DEPARTMENT: County Highway F is not a controlled access highway. No new access points will be permitted.

TOWN PLAN: The property is in a Farmland Preservation Area in the adopted Town of Vermont / Dane County Comprehensive Plan. Density caps do not apply, as the proposed CO-1 zoning does not allow for residential use. No new homesites will be created as a result of this petition.

RESOURCE PROTECTION: There are no mapped Resource Protection Corridors on the property.

STAFF: Recommend approval subject to the approval of a waiver from s. 75.19(6)(b), Dane County Code.

TOWN: The Town Board approved the petition with no conditions.