
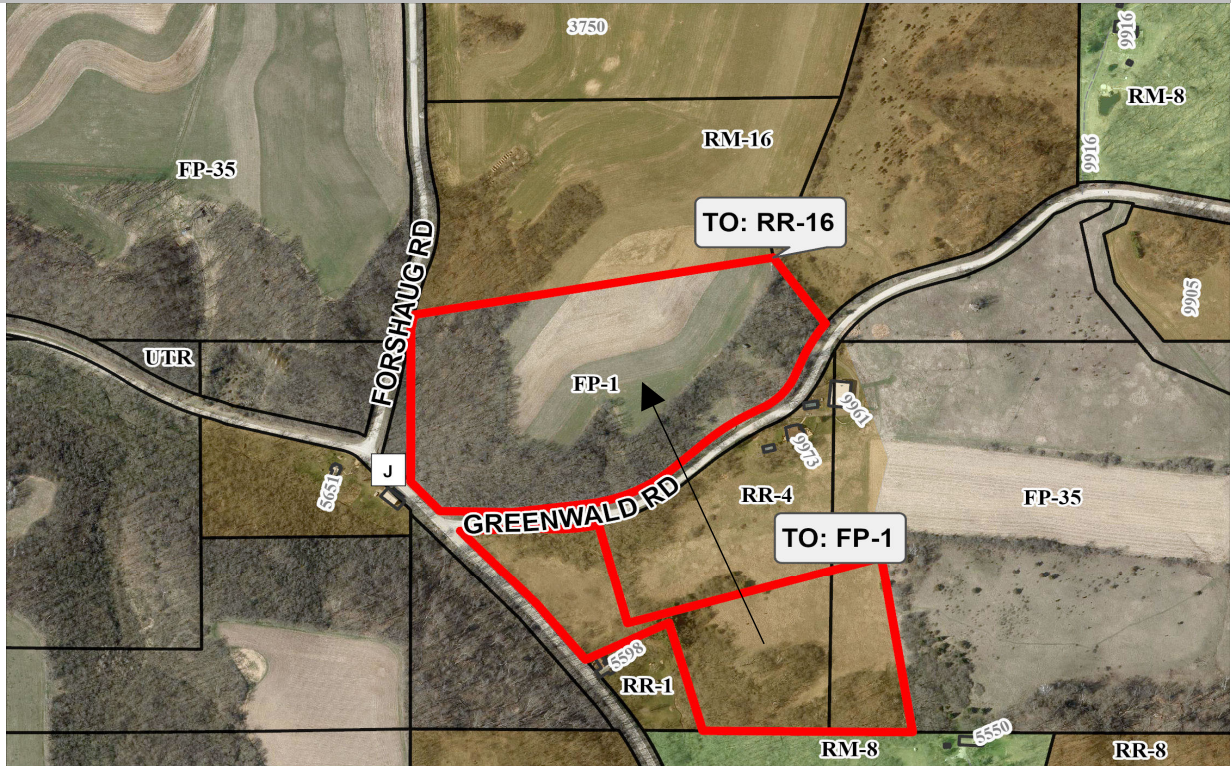


Staff Report  Zoning and Land Regulation Committee	<i>Public Hearing:</i> September 26, 2023	Petition 11968	
	<i>Zoning Amendment Requested:</i> FP-1 Farmland Preservation District TO RR-16 Rural Residential District	<i>Town/Section:</i> VERMONT, Section 26	
	<i>Size:</i> 19.66 Acres	<i>Survey Required:</i> No	<i>Applicant</i> BARBARA K GRENIE TR
	<i>Reason for the request:</i> Zoning to allow for residential use (transferring a development right).		<i>Address:</i> NORTH OF 9973 GREENWALD RD



DESCRIPTION: Barbara Grenlie proposes to rezone an existing lot (Lot 3 of Certified Survey Map #13044) from FP-1 to RR-16, to enable residential use. Her goal is to sell this lot from the 94+/- acres she currently owns.

OBSERVATIONS: The existing lot meets the requirements of the proposed RR-16 zoning district. RR-16 zoning is intended for rural single-family residential uses and various accessory or ancillary uses including small-scale farming. The existing CSM already restricts access for this lot along County Highway J.

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 the property south of Greenwald Road to the proposed property. See rezoning petition 11969 which removes the residential zoning. No increase of density is occurring.

RESOURCE PROTECTION: The southwest end of the property is within the shoreland zoning district due to proximity to an intermittent stream located south of Greenwald Road. No concerns with the proposal.

TOWN ACTION: On August 14, 2023 the Town Board recommended approval of the petition with no conditions.

STAFF RECOMMENDATION: Subject to any comments at the public hearing, staff recommends approval of the petition with no conditions. Any questions about this petition or staff report please contact Rachel Holloway at (608) 266-9084 or holloway.rachel@countyofdane.com