
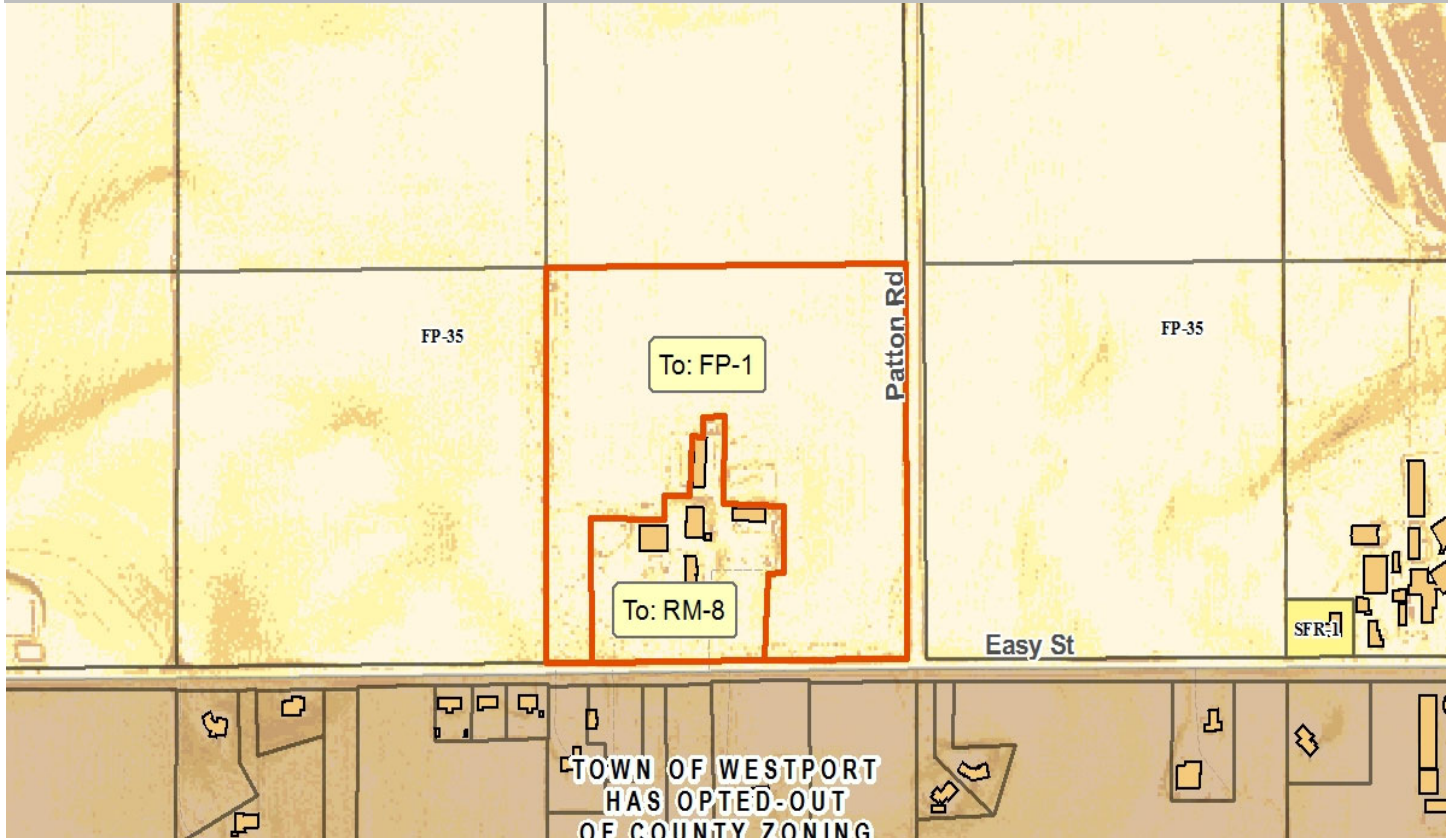


Staff Report  Zoning and Land Regulation Committee	<i>Public Hearing:</i> November 15, 2022		Petition 11903
	<i>Zoning Amendment Requested:</i> FP-35 Farmland Preservation District TO FP-1 Farmland Preservation District, FP-35 Farmland Preservation District TO RM-8 Rural Mixed-Use District		<i>Town/Section:</i> VIENNA, Section 33
	<i>Size:</i> 31.64,8.32 Acres	<i>Survey Required:</i> Yes	<i>Applicant</i> DD ACRES LLC
	<i>Reason for the request:</i> Separate existing residence and farm buildings from farmland		<i>Address:</i> 5590 EASY STREET



DESCRIPTION: Applicant Patrick Maier of DD Acres LLC wants to separate the existing farm house and farm buildings from the surrounding farm lands. The certified survey map would divide the current 40 acre farm into one 8.3-acre RM-8 lot and one 30.1-acre FP-1 lot.

OBSERVATIONS: The proposed lots conform to zoning district requirements. The RM-8 district is intended for a mix of agriculture, residential, utility, limited business and accessory uses consistent with a rural setting, and uses that are compatible with onsite and neighboring production agriculture. The proposed RM-8 lot would have roughly 8% lot coverage by existing buildings, under the 10% limit.

The DD Acres farm is part of what was once the 220-acre Thomas C. Schmidt farm. The property is entirely prime Class 2 agricultural soils; however it is all existing development. The land is adjacent to the Town of Westport to the south across Easy Street. The subject property is located ¼ mile from a quarry to the east (CUP 1041), and 1.25 miles from an active quarry (CUP 2266) to the east in the Town of Westport. The property is subject to the Village of Waunakee’s extraterritorial jurisdiction for land division reviews.

TOWN PLAN: The proposal is in the Town’s Agricultural Preservation Area, the Town has a 1 home per 75 acres density policy in this area. (For questions about the town plan, contact Senior Planner Curt Kodl at (608) 266-4183 or kodl@countyofdane.com)

RESOURCE PROTECTION: There are no resource protection corridors mapped on site.

TOWN ACTION: On October 17, 2022 the Town Board recommended approval of the petition with the condition that a manure management plan be in place and comply with Chapter NR 151, Subchapter II, Wisconsin Administrative Code.

STAFF RECOMMENDATION: Pending any comments at the public hearing, staff recommends approval subject to the applicant recording a CSM for the new lots, and the following conditions:

1. Land owner shall have a manure management plan in place and comply with Chapter NR 151, Subchapter II, Wisconsin Administrative Code.

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