


Staff Report  Zoning and Land Regulation Committee	<i>Public Hearing:</i> April 27, 2021	Petition 11683	
	<i>Zoning Amendment Requested:</i> FP-35 Farmland Preservation District TO FP-B Farmland Preservation Business District		
	<i>Size:</i> 4.13 Acres	<i>Survey Required:</i> Yes	<i>Town/Section:</i> VIENNA, Section 16
	<i>Reason for the request:</i> proposed veterinary clinic		<i>Applicant:</i> ROCK CROP LLC
		<i>Address:</i> 5636 COUNTY HIGHWAY V	



DESCRIPTION: The applicant would like to create a new 4 acre FP-B lot for a veterinarian’s clinic building.

OBSERVATIONS: A former farm operation, the buildings have all been removed. There is a non-exclusive driveway agreement in place between this proposal and the FP-1 property adjacent to the west. Drafted when the Town of Vienna was the owner the parcel to the west and the parcel to east was farm/residential. The current driveway is improved enough to allow for the mineral extraction use from the site to the north.

County Highway Dept. Comments: CTH V is a controlled access highway. Not enough information provided to determine traffic projections. Existing access has already been improved with a turn lane and passing lane. No other improvements are anticipated.

TOWN PLAN: The proposal is in the Town’s Agricultural Preservation Area. Town of Vienna has a 1 house per 75 acres density policy, commercial rezones do not count against the density policy.
 “Any proposed non-farm, non-residential uses development such as cell towers, commercial buildings or other eligible uses that would require a rezoning, conditional use permit, or a certified survey map (CSM) will not be considered to have used a split for each lot or CSM.”

RESOURCE PROTECTION: There is a history of flooding in the area. There are resource protection areas related to wetlands and floodplains and development should avoid these areas. Additionally, the south ½ of the lot is inside the

shoreland zoning area, shoreland erosion/control permitting and compliance to additional regulations may be required. (For example: the applicant may have to keep an eye on the total amount of impervious surface on site.)

STAFF: Even though there are some site limitations, the petition appears to be consistent with the policies of the Town and County plans and staff recommends approval with the Town condition. Any questions about this petition or staff report please contact Curt Kodl at (608) 266-4183 or kodl@countyofdane.com

TOWN: The Town Board Approved the petition on 4/26/2021 with 1 condition.

1. A deed restriction stating: That the future use maintain an agricultural business use and no residential use or development be allowed.