
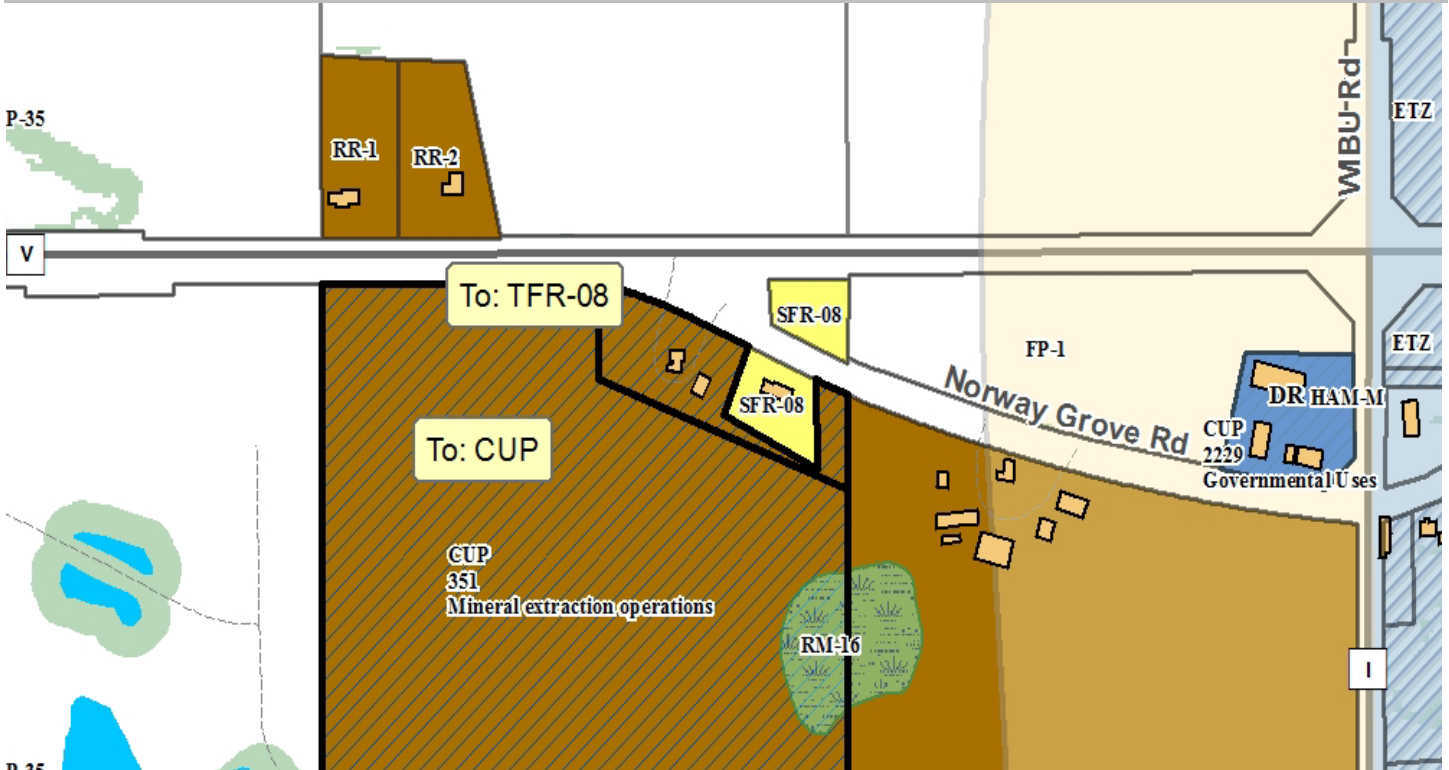


Staff Report  Zoning and Land Regulation Committee	<i>Public Hearing:</i> December 22, 2020	Petition 11621	
	<i>Zoning Amendment Requested:</i> RM-16 Rural Mixed-Use District TO TFR-08 Two Family Residential District		<i>Town/Section:</i> VIENNA, Section 22
	<i>Size:</i> 2.96 Acres	<i>Survey Required:</i> Yes	<i>Applicant:</i> 4 D FARMS LLC
	<i>Reason for the request:</i> Separating existing residence (duplex) from the farmland		<i>Address:</i> 5379 COUNTY HWY V



DESCRIPTION: The applicant would like to separate the existing duplex from the balance of the property. No new construction is planned on the proposed TFR-08 property.

OBSERVATIONS: The balance of the property is involved in a CUP application to expand an adjacent mineral extraction site.

TOWN PLAN: The proposal is in the agricultural preservation area in the Town of Vienna. The Town of Vienna has a “1 home per 75 acres” density policy. The proposal is consistent with this policy. There are no further housing density right remaining on the farm, see the attached density study.

DANE COUNTY HIGHWAY DEPARTMENT: County Highway V is a controlled access highway. No new access points shall be permitted on County Highway V.

RESOURCE PROTECTION: There appear to be no resource protection areas on site.

STAFF: Recommends approval with Town condition that the balance of the property currently owned by 4D FARMS LLC (PINs 090922185604, 090915490001 and 090915485008) is deed restricted to prohibit further residential development. Any questions about this petition or staff report please contact Curt Kodl (608)266-4183 or kodl@countyofdane.com

TOWN: The Town approved on 11/16/2020 with conditions.