
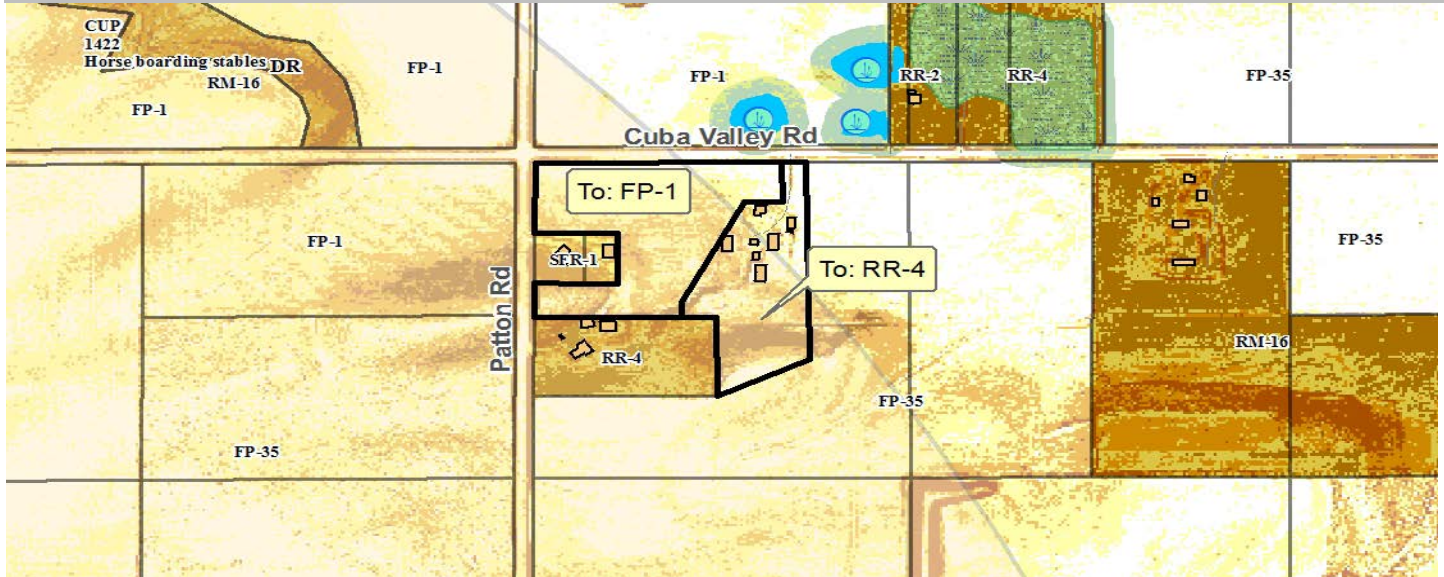


Staff Report  Zoning and Land Regulation Committee	<i>Public Hearing:</i> November 24, 2020		Petition 11613
	<i>Zoning Amendment Requested:</i> FP-35 Farmland Preservation District TO RR-4 Rural Residential District, FP-35 Farmland Preservation District TO FP-1 Farmland Preservation District		<i>Town/Section:</i> VIENNA, Section 34
	<i>Size:</i> 5.9,9.0 Acres	<i>Survey Required:</i> Yes	<i>Applicant</i> RODNEY M BALLWEG
	<i>Reason for the request:</i> Separating existing residence from farmland		<i>Address:</i> 5497 CUBA VALLEY ROAD



DESCRIPTION: The applicant would like to separate the existing farm and buildings from the working farmland.

OBSERVATIONS: The balance of the property is over 35 acres and can remain FP-35, The FP-1 lot is separated from the farm by the RR-4 lot.

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. Town Policy: *“Separation or division of existing farm buildings or structures would be exempt from this policy and not count as a residential building split as per the density limitation of one split per 75 acres. In order to eligible for consideration under this policy existing structures proposed for separation or division from the primary residence must be effectively functioning as a part of a farming operation or otherwise usable for such operations as determined by the Town Plan Commission and/or Town Board.”*

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

STAFF: The proposal appears to be consistent with the Town and County Comprehensive plans. Per the Town of Vienna, no Deed Restrictions are required, this rezone does not count against density. Any questions about this petition or staff report please contact Curt Kodl (608)266-4183 or kodl@countyofdane.com

TOWN: The Town approved the petition with no conditions.