
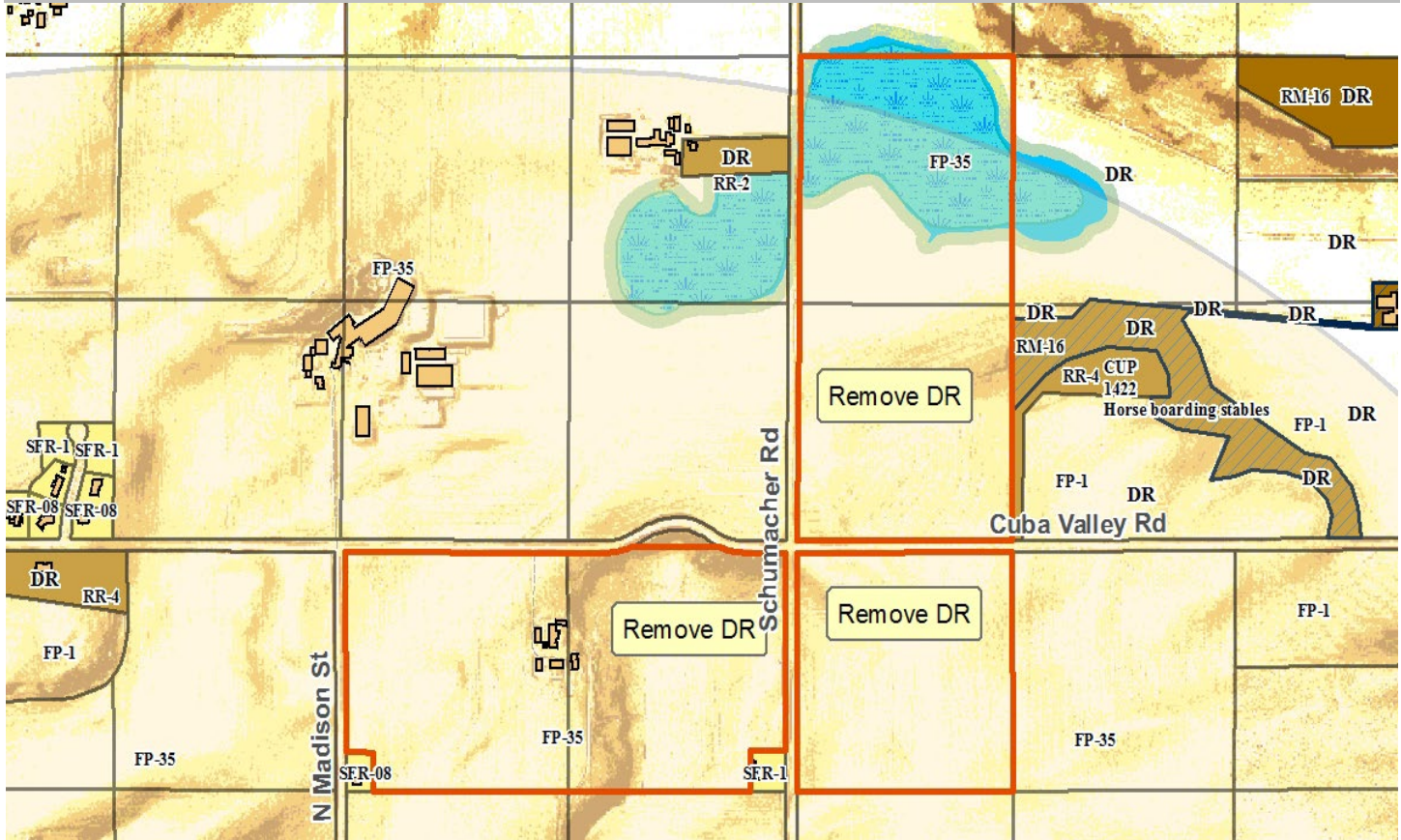


<b>Staff Report</b>    <b>Zoning and Land Regulation Committee</b>	<i>Public Hearing:</i> <b>September 28, 2021</b>		<b>Petition 11736</b>
	<i>Zoning Amendment Requested:</i> <b>FP-35 Farmland Preservation District TO FP-35 Farmland Preservation District</b>		<i>Town/Section:</i> <b>VIENNA, Section 32</b>
	<i>Size:</i> <b>198.9 Acres</b>	<i>Survey Required.</i> <b>No</b>	
	<i>Reason for the request:</i> <b>Remove deed restriction from property</b>		
			<i>Address:</i> <b>5821 CUBA VALLEY ROAD</b>



**DESCRIPTION:** The applicant would like to remove or modify the conditions of a deed restriction recorded at an earlier time. The owner feels the restriction reduced applicable 1 per 75 density policy. (Rezone 7943 effective 11/7/2000)

**OBSERVATIONS:** The owner plans to eventually build and wants to clear this up first. A density study requested in 2020 verified another split still exists, see attached density study.

**TOWN PLAN:** The Town has a 1 home per 75 acres density policy, see the attached density study. The original deed restriction was a product of Town Action on Rezone #7943. As is the case, often such restrictions are passed through to be part of County Action on the rezone.

**RESOURCE PROTECTION:** There are resource protection areas on the north end of the property.

**STAFF:** The proposal appears consistent with Town and County comprehensive plans. Any questions about this petition or staff report please contact Curt Kodl at (608) 266-4183 or [kodl@countyofdane.com](mailto:kodl@countyofdane.com)

**TOWN:** The Town Board approved the removal of the deed restriction, Register of Deeds Doc #3264659 from the properties.