



Notice of Public Hearing

Zoning and Land Regulation Committee

Public Hearing: **June 27, 2017**

Zoning Amendment:
CO-1 Conservancy District TO A-2 Agriculture District

Acres: 3.42
Survey Req. Yes

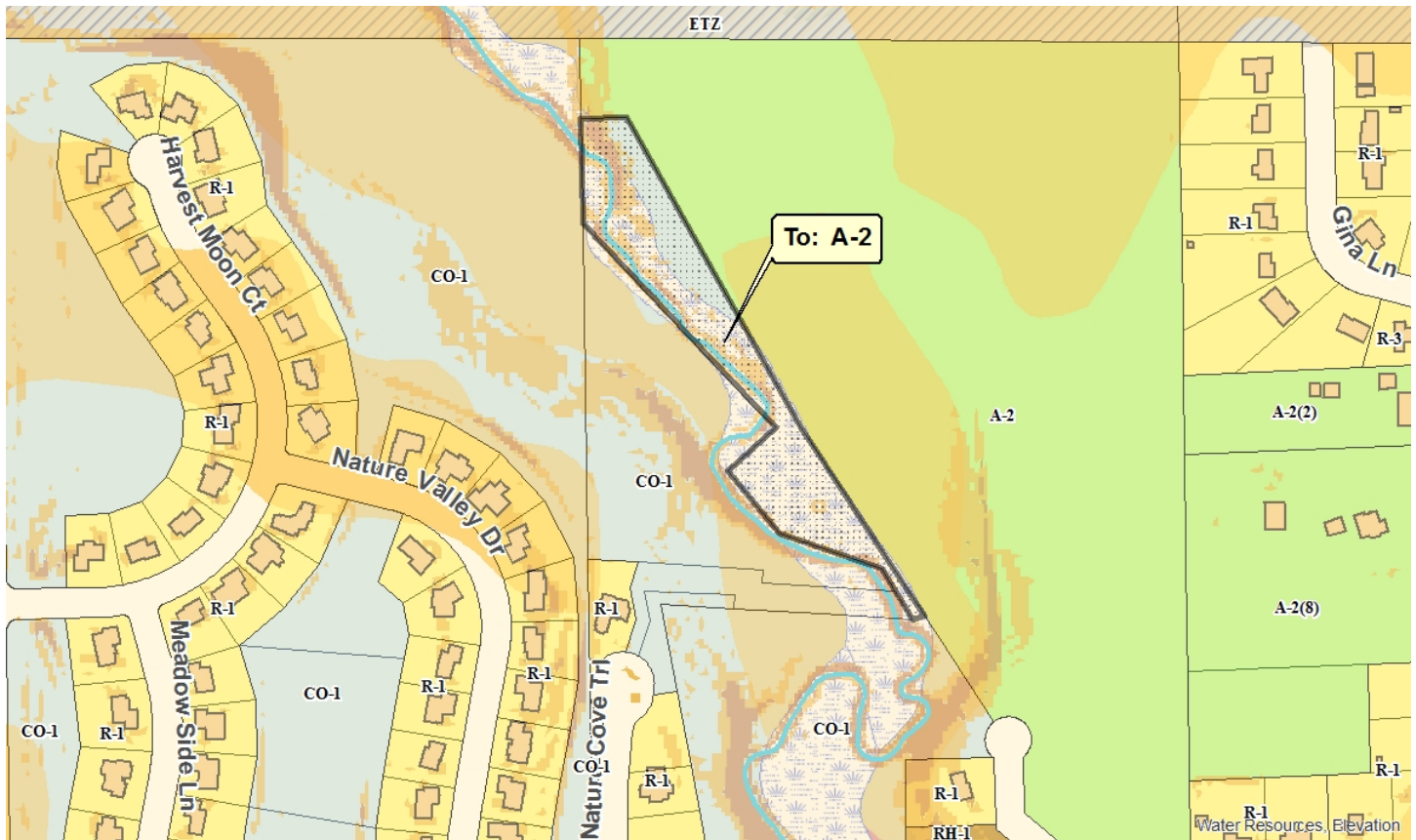
Reason:
Shifting of property lines between adjacent land owners

Petition: **Petition 11146**

Town/sect:
VIENNA, Section 36

Applicant
**LEONARD REV TR,
ALEXANDER &
KRISTINE**

Location:
**NORTH OF 4915 PINE
SPRING RD**



DESCRIPTION: The applicant proposes a rezone to add part of the CO-1 parcel to the larger A-2 property to the east.

OBSERVATIONS: There is a perennial stream and associated woodlands, wetlands and floodplains in and adjacent to this property. Both properties are inside the Windsor Prairie Limited Service Area.

TOWN PLAN: The property is located in the Town's Rural Subdivision planning area. This area is NOT subject to the 1 per 75 Acres Density Policy.

RESOURCE PROTECTION: The property is entirely in the resource protection area of the Town of Vienna Comprehensive Plan,

STAFF: The proposal meets the dimensional standards of the zoning district, the resulting parcel will be 36+ acres. Since the property is inside the Windsor Prairie LSA, rezoning to A-1(EX) would not be permitted under the Dane County Farmland Preservation Plan.

TOWN: Approved at the 6/19 Town Board, conditioned on any land use changes being brought before the Town Plan Commission.