
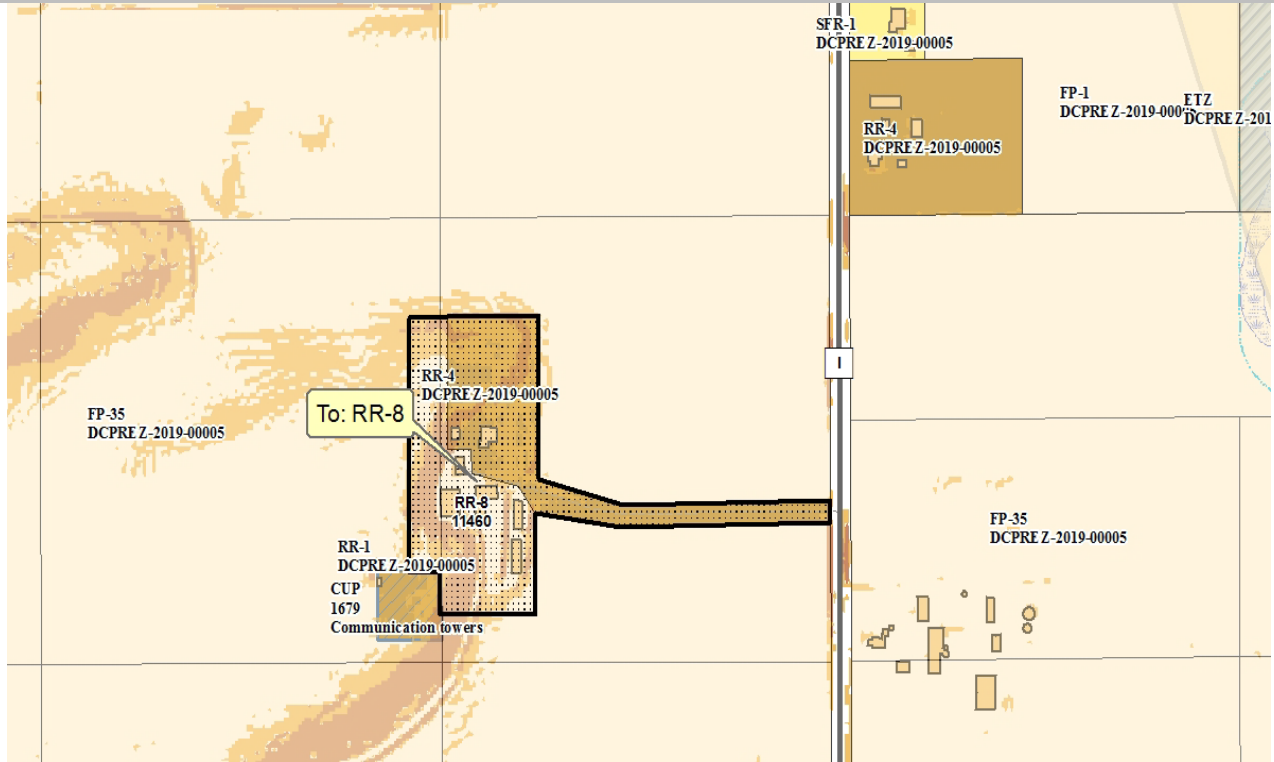


<b>Staff Report</b>    <b>Zoning and Land Regulation Committee</b>	<i>Public Hearing:</i> <b>August 27, 2019</b>		<b>Petition 11460</b>
	<i>Zoning Amendment Requested:</i> <b>RR-4 (Rural Residential, 4 to 8 acres) District TO RR-8 (Rural Residential, 8 to 16 acres) District, FP-35 (General Farmland Preservation) District TO RR-8 (Rural Residential, 8 to 16 acres) District</b>		<i>Town/Section:</i> <b>VIENNA, Section 27</b>
	<i>Size:</i> <b>4.87, 5.00 Acres</b>	<i>Survey Required:</i> <b>Yes</b>	<i>Applicant</i> <b>ANTHONY E HENSEN</b>
	<i>Reason for the request:</i> <b>Shifting of property lines between adjacent land owners</b>		<i>Address:</i> <b>6743 COUNTY HIGHWAY I</b>



**DESCRIPTION:** The applicant would like to increase the size of the existing residential parcel to encompass all of the out buildings adjacent to the current parcel.

**OBSERVATIONS:** The house and garage were separated from the farmland in 2004. This petition adds acreage on to that residential parcel, requiring a new CSM and a larger zoning category.

**TOWN PLAN:** The property is in the Agricultural Preservation Area of the Town comprehensive plan. This lot expansion would not create a new building site and therefore would not count against the one-house-per-70-acres density policy.

**COUNTY HIGHWAY DEPARTMENT:** County Highway I is not a controlled access highway. No new access points shall be permitted in this area.

**RESOURCE PROTECTION:** There appear to be some steep slopes onsite, but it is not known if there is any new construction planned.

**STAFF:** The proposal is consistent with the Town and County Comprehensive plans. The requested zoning is consistent with the proposed property size. Please contact Curt Kodl (608)266-4183 or [kodl@countyofdane.com](mailto:kodl@countyofdane.com) with any questions.

**TOWN:** The Town of Vienna has approved this petition with no conditions.