
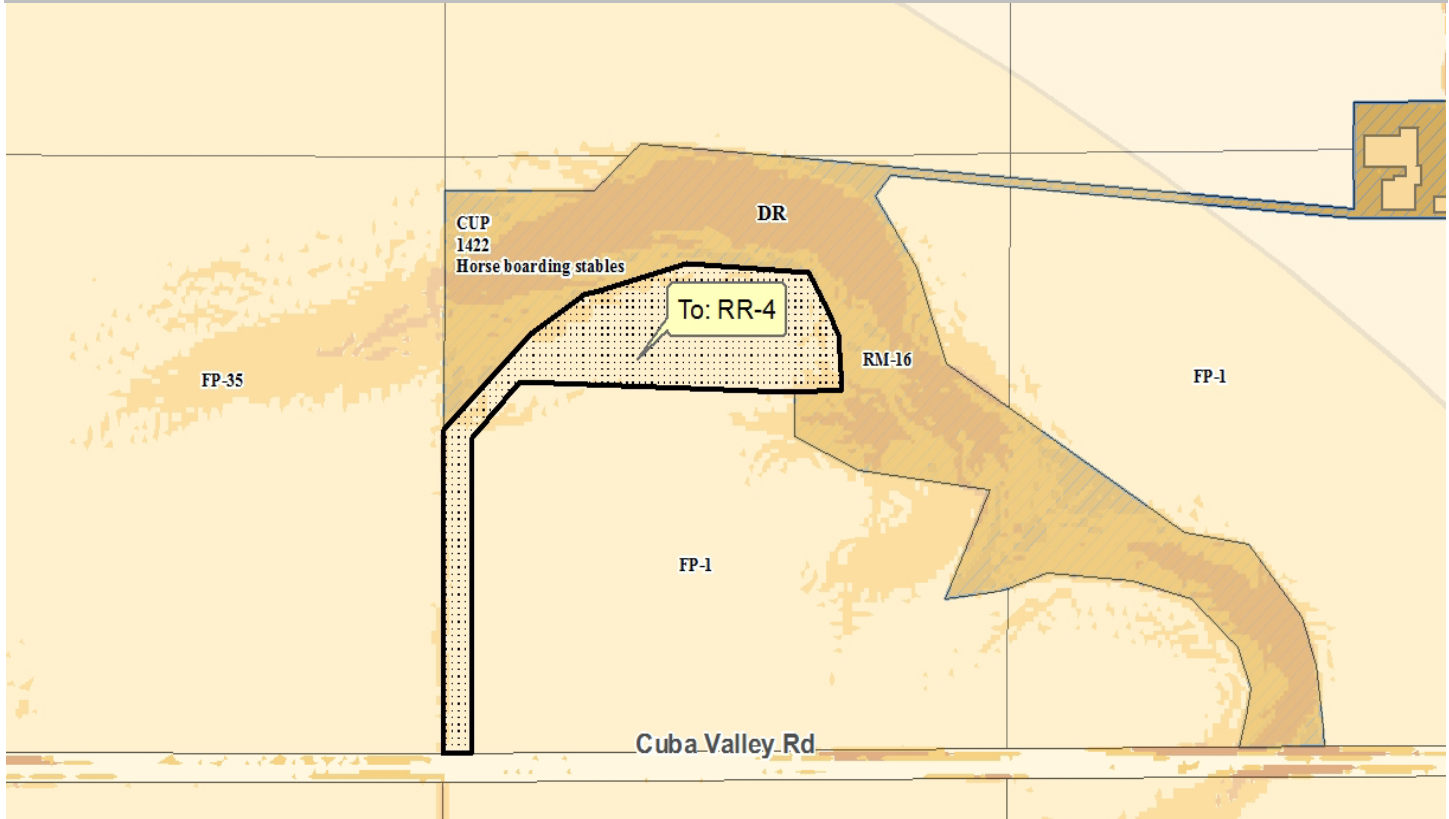


Staff Report  Zoning and Land Regulation Committee	<i>Public Hearing:</i> January 28, 2020	Petition 11511	
	<i>Zoning Amendment Requested:</i> FP-1 (Small Lot Farmland Preservation) District TO RR-4 (Rural Residential, 4 to 8 acres) District		<i>Town/Section:</i> VIENNA, Section 28
	<i>Size:</i> 5.3 Acres	<i>Survey Required:</i> Yes	<i>Applicant</i> ENDRES JT REV TR, GARY D & NANCY R
	<i>Reason for the request:</i> Creating one residential lot		<i>Address:</i> 2200 FEET WEST OF PATTON ROAD



DESCRIPTION: The applicant would like to create a new home site on the property.

OBSERVATIONS: The proposal appears to be configured as to leave the largest portion of the property open for farmland, utilizing existing field roads and edges.

TOWN PLAN: The property is in the Agricultural Preservation District. The Town has a one home per 70 acres density policy.

RESOURCE PROTECTION: There appear to be no resource protection areas on the proposed parcel.

STAFF: The proposed zoning district is consistent with requested parcel size. The proposal is consistent with the Town and County Comprehensive Plans. If approved, all Housing Density Rights will have been used; staff recommends adding a deed restriction to the balance of the FP-35 farmland (the remnants of 090928485010, 090928481916, 090928490013, and 090928495303). If you have any questions about this petition or staff report, please contact Curt Kodl (608)266-4183 or kodl@countyofdane.com

TOWN: The Town Board approved the petition conditioned upon a deed restriction being recorded on Lots 2 & 3 prohibiting further land division or development of the lots.