
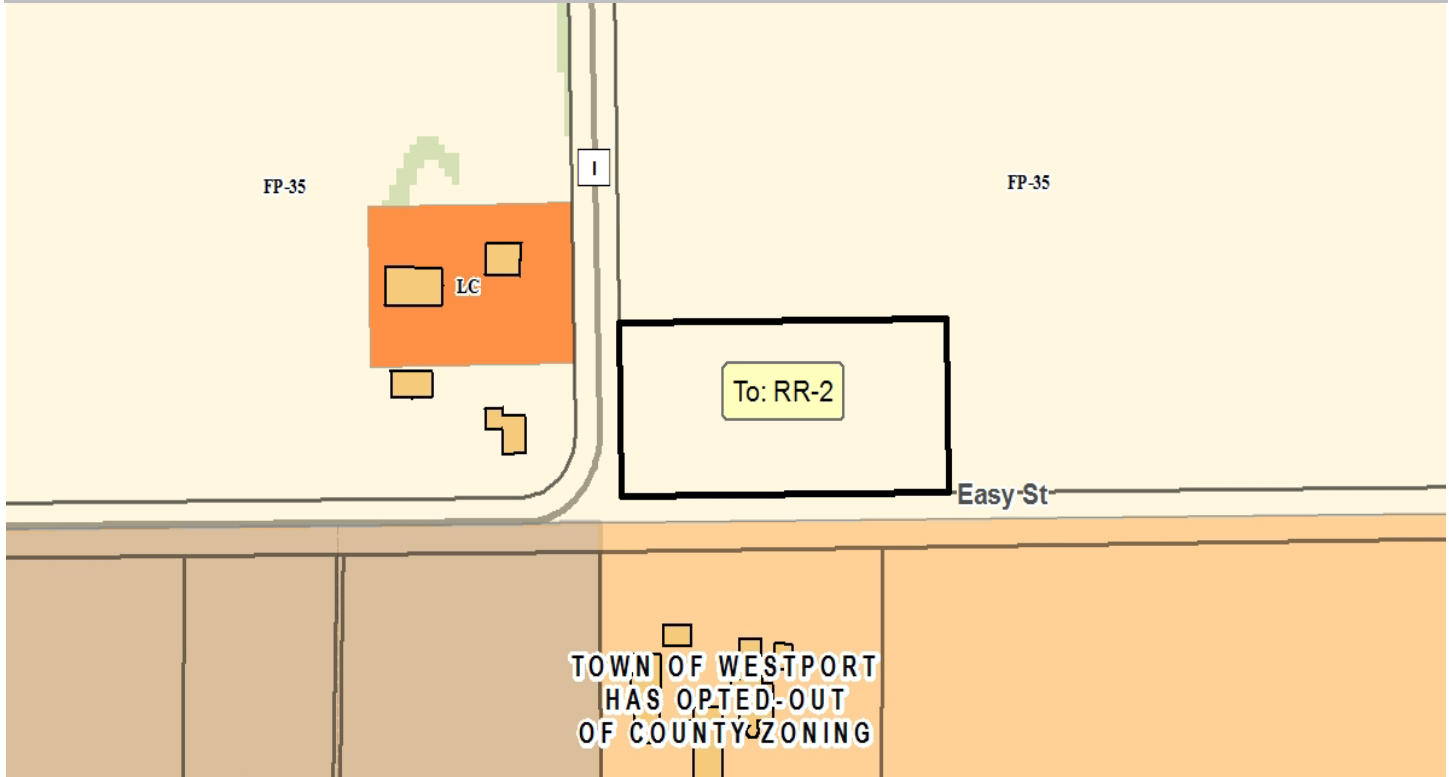


<b>Staff Report</b>    <b>Zoning and Land Regulation Committee</b>	<i>Public Hearing:</i> <b>December 22, 2020</b>	<b>Petition 11623</b>
	<i>Zoning Amendment Requested:</i> <b>FP-35 Farmland Preservation District TO RR-2 Rural Residential District</b>	
	<i>Size:</i> <b>2.87 Acres</b>	<i>Survey Required:</i> <b>Yes</b>
	<i>Reason for the request:</i> <b>Creating one residential lot</b>	
		<i>Town/Section:</i> <b>VIENNA, Section 35</b>
		<i>Applicant</i> <b>KALTENBERG REV TR, R J/M B</b>
		<i>Address:</i> <b>NORTH OF 5273 EASY STREET</b>



**DESCRIPTION:** The applicant would like to create a residential parcel.

**OBSERVATIONS:** The lot is located on the edge of the property on a town road (Easy St.) and County Highway I. This allows for choices with road access and interrupts farmland less than a standard flag 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. If approved, there will be no further housing density right remaining on the farm, see the attached density study.

**RESOURCE PROTECTION:** There appear to be no resource protection areas onsite.

**DANE COUNTY HIGHWAY DEPARTMENT:** Access from County Highway I shall be prohibited. Right-of-way and setbacks should be considered to accommodate future needs for intersection improvements at County Highway I and Easy Street.

**STAFF:** Staff recommend approvals with the Town conditions that

1. The balance of the property currently owned by KALTENBERG REV TR, R J/M B (PINs 090935390108, 090935385114 and 090935395010) is deed restricted to prohibit further development.
2. Any landscaping on the County Road I side of the parcel should be off the road at least 200 feet to provide a clear site line in the intersection of CR I and Easy Street.

Any questions about this petition or staff report please contact Curt Kodl (608)266-4183 or [kodl@countyofdane.com](mailto:kodl@countyofdane.com)

**TOWN:** The Town approved on 11/16/2020 with conditions.