
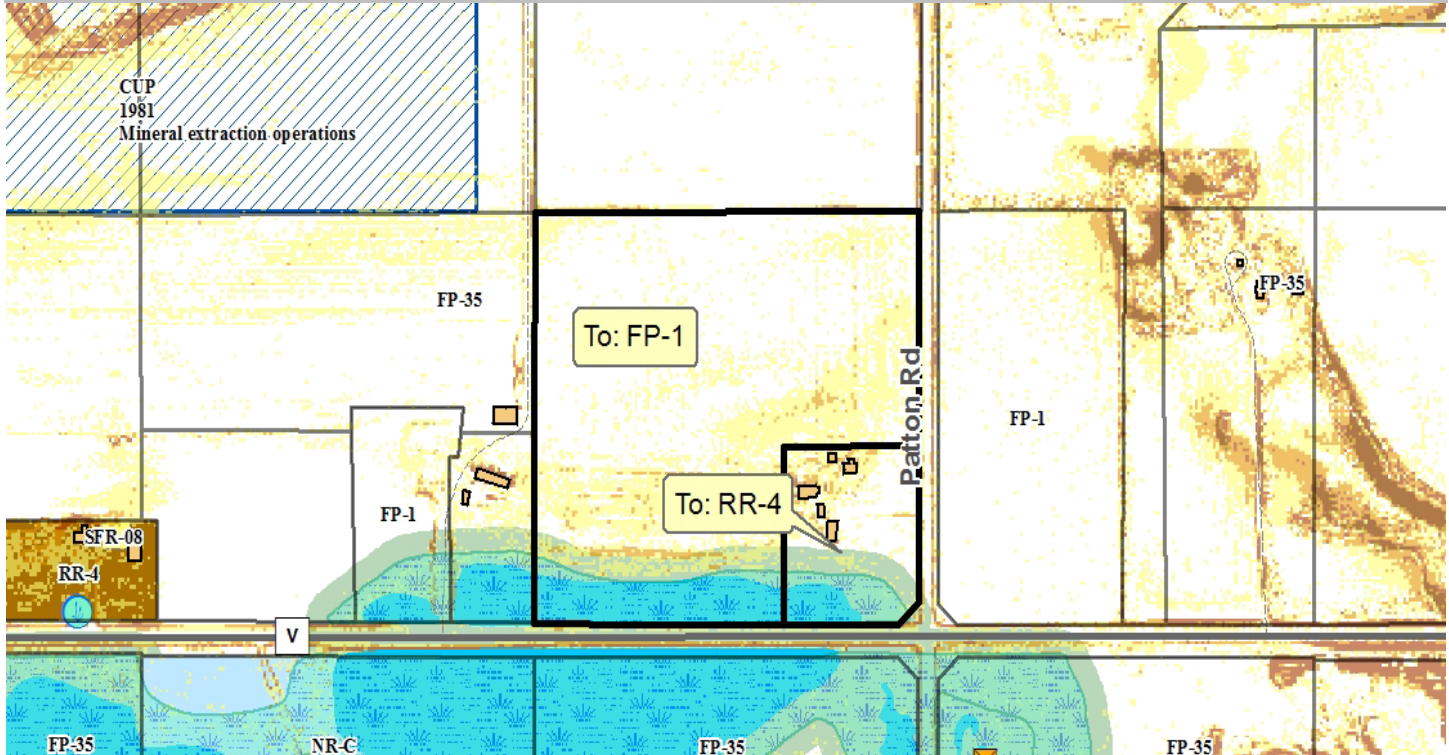


<b>Staff Report</b>    <b>Zoning and Land Regulation Committee</b>	<i>Public Hearing:</i> <b>January 26, 2021</b>		<b>Petition 11631</b>
	<i>Zoning Amendment Requested:</i> <b>FP-35 Farmland Preservation District TO FP-1 Farmland Preservation District, FP-1 Farmland Preservation District TO RR-4 Rural Residential District</b>		<i>Town/Section:</i> <b>VIENNA, Section 16</b>
	<i>Size:</i> <b>32.5,6.0 Acres</b>	<i>Survey Required:</i> <b>Yes</b>	<i>Applicant:</i> <b>HAHN LIVING TR</b>
	<i>Reason for the request:</i> <b>Separating existing residence from farmland</b>		<i>Address:</i> <b>7205 PATTON ROAD</b>



**DESCRIPTION:** The application wishes to create a 6 acre RR-4 parcel to separate the existing farm home and buildings from the working farmland.

**OBSERVATIONS:** Current land use of the property is agricultural. Surrounding land uses include mainly agriculture / open space with scattered residences.

**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. This home pre-dates the density policy and does not count against it.

**RESOURCE PROTECTION:** There appear to be resource protection areas on site related to wetlands. Portions of the proposed RR-4 lot are covered with wetlands any new development should avoid these areas.

**STAFF:** Recommends approval. 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 of Vienna approved the petition on 11/16/2020 without conditions.