


Staff Report  Zoning and Land Regulation Committee	<i>Public Hearing:</i> May 12, 2020	Petition 11536	
	<i>Zoning Amendment Requested:</i> FP-35 (General Farmland Preservation) District TO LC (Limited Commercial District)		<i>Town/Section:</i> VIENNA, Section 6
	<i>Size:</i> 1.76 Acres	<i>Survey Required:</i> Yes	<i>Applicant:</i> CORY K CLEMENS
	<i>Reason for the request:</i> EXPANSION OF EXISITNG EXCAVATION BUSINESS		<i>Address:</i> SOUTHWEST OF 7857 DUNROVEN RD



DESCRIPTION: The applicant would like to create an additional limited commercial lot to expand an existing excavation business. The new lot will have a three-sided building to keep equipment inside and out of site.

OBSERVATIONS: The existing LC and SFR-1 sites are prohibited from separation.

TOWN PLAN: The proposal is in the agricultural preservation district of the town’s comprehensive plan. The proposal is consistent with the Town’s one home per 75 acres density policy. Only residential rezones are considered in the density policy.

RESOURCE PROTECTION: There are some slope related resource protection areas present, but access to the lot is from the North and East. The Town plan recognizes the difficulty in building on steeper properties and suggests avoidance and/or preparing detailed erosion control plans.

STAFF: **Recommends approval with a deed restriction tying the three (SFR-1 and 2-LC) lots together.** 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 of Vienna approved on 3/16/2020, the Town Requested a Deed Restriction prohibiting the separation of the House and the two LC parcels.