


<b>Staff Report</b>    <b>Zoning and Land Regulation Committee</b>	<i>Public Hearing:</i> <b>September 20, 2022</b>	<b>Petition 11873</b>	
	<i>Zoning Amendment Requested:</i> <b>FP-35 Farmland Preservation District and RR-4 Rural Residential District TO RR-8 Rural Residential District</b>	<i>Town/Section:</i> <b>VIENNA, Section 27</b>	
	<i>Size:</i> <b>9.87 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 to expand existing residential lot</b>		<i>Address:</i> <b>6743 CTH I</b>



**DESCRIPTION:** The applicant would like to add approximately 5 acres of farm land from the family’s surrounding farm lands to the existing 4.9-acre residential lot, and rezone the new lot to RR-8 based on the proposed lot size.

**OBSERVATIONS:** RR-8 zoning allows small-scale farming with up to one animal unit per acre as a permitted use. This is consistent with the owners’ goals; they would continue to use the farm buildings for agricultural use.

The property contains Class 2 soils within the driveway and in the SE corner of the lot. The property abuts a one-acre area with RR-1 spot zoning that contains a communication tower and is subject to previously approved CUP 1679.

**DANE COUNTY HIGHWAY:** CTH I is not a controlled access highway. The lot is served by an existing driveway; no changes are proposed to the driveway in conjunction with this rezoning petition. No new access will be permitted on CTH I and no significant increase of traffic is expected with the rezone.

**TOWN PLAN:** The Town Plan shows the future land use as Farmstead. The Town Plan has a density policy of 1 home per 75 acres. No density change is proposed with this petition. The proposed lot appears consistent with town plan policies.

**RESOURCE PROTECTION:** There are no sensitive environmental features observed on site.

**TOWN:** On September 20<sup>th</sup> the Town Board approved with no conditions.

**STAFF:** Staff recommends approval subject to recording a CSM for the reconfigured lot boundary. Any questions about this petition or staff report please contact Rachel Holloway at (608) 266-9084 or [holloway.rachel@countyofdane.com](mailto:holloway.rachel@countyofdane.com)