
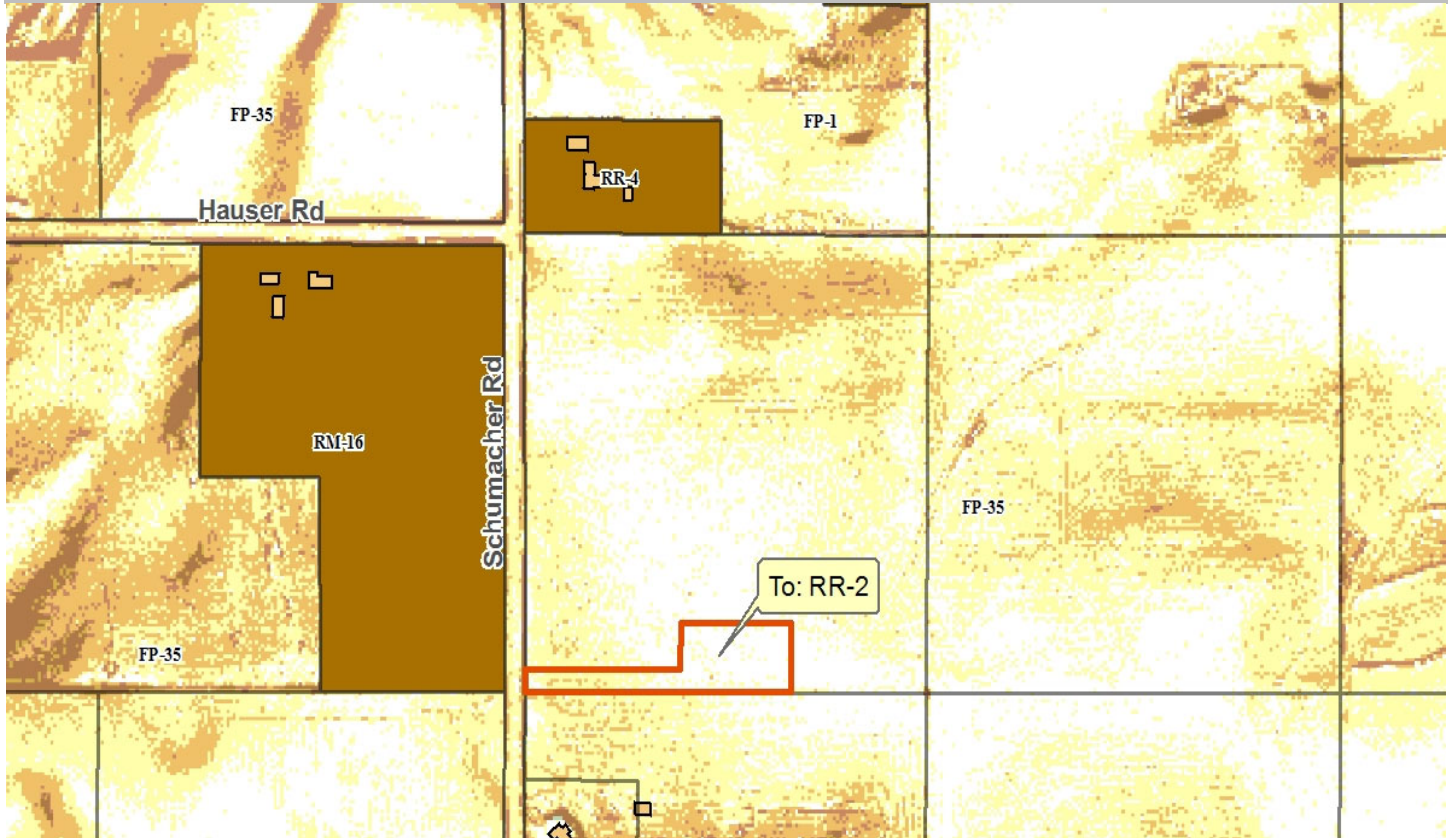


Staff Report  Zoning and Land Regulation Committee	Public Hearing: September 20, 2022		Petition 11874
	<u>Zoning Amendment Requested:</u> FP-35 Farmland Preservation District TO RR-2 Rural Residential District		<u>Town/Section:</u> VIENNA, Section 28
	<u>Size:</u> 2.43 Acres	<u>Survey Required:</u> Yes	<u>Applicant:</u> HAHN LIVING TR
	<u>Reason for the request:</u> Creating one residential lot		<u>Address:</u> NORTH OF 6480 SCHUMACHER RD.



DESCRIPTION: Applicant Lonny Hahn proposes to create one new 2.36-acre residential lot from the 120-acre farm tract, and rezone it to RR-2.

OBSERVATIONS: The proposed lot is consistent with the proposed RR-2 zoning. The home site would be approximately 1200' from the DD Acres quarry property to northwest across Schumacher Road. The site contains Class 2 and 3 soils.

TOWN PLAN: The town plan shows the future land use as Agriculture. The town has a density policy of 1 home per 75 acres, this proposal would use the last remaining split. See attached density study.

Town policies for new home sites include a minimum 2-acre lot size, a preference for grouping home sites on parcels, locating home sites on non-productive or non-tillable land whenever possible, maintaining large ag parcels as much as possible, and discouraging new residential uses within ¼ mile of an existing livestock operation or manure storage facility. The Town of Vienna has determined the proposed lot configuration is consistent with town plan policies.

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

TOWN ACTION: On September 20th, the Town Board approved conditioned on the owner recording a deed restriction prohibiting further division of parcels 0909-282-8000-8, 0909-281-8500-4, and 0909-281-9000-7.

STAFF RECOMMENDATION: Staff recommends approval subject to the following conditions:

1. The owner shall record a CSM for the reconfigured lot boundary.
2. The owner shall record a Deed Restriction against further non-farm residential development on the remaining FP-35 zoned land owned by the applicant (0909-282-8000-8, 0909-281-8500-4, and 0909-281-9000-7).

SEPTEMBER 20th ZLR MEETING: This petition was postponed at the September 20, 2022 ZLR meeting due to public opposition. A neighbor spoke in opposition and expressed concerns about traffic safety in the area and in the vicinity of her driveway, as well as roadside erosion.

STAFF UPDATE: Department staff followed up with the Town and they confirmed that they have verified the driveway complies with town ordinance requirements and they believe it is in the best location for visibility in both directions. This was also noted in the town action report. Staff still recommends approval with the conditions above.

Any questions about this petition or staff report please contact Rachel Holloway at (608) 266-9084 or holloway.rachel@countyofdane.com