
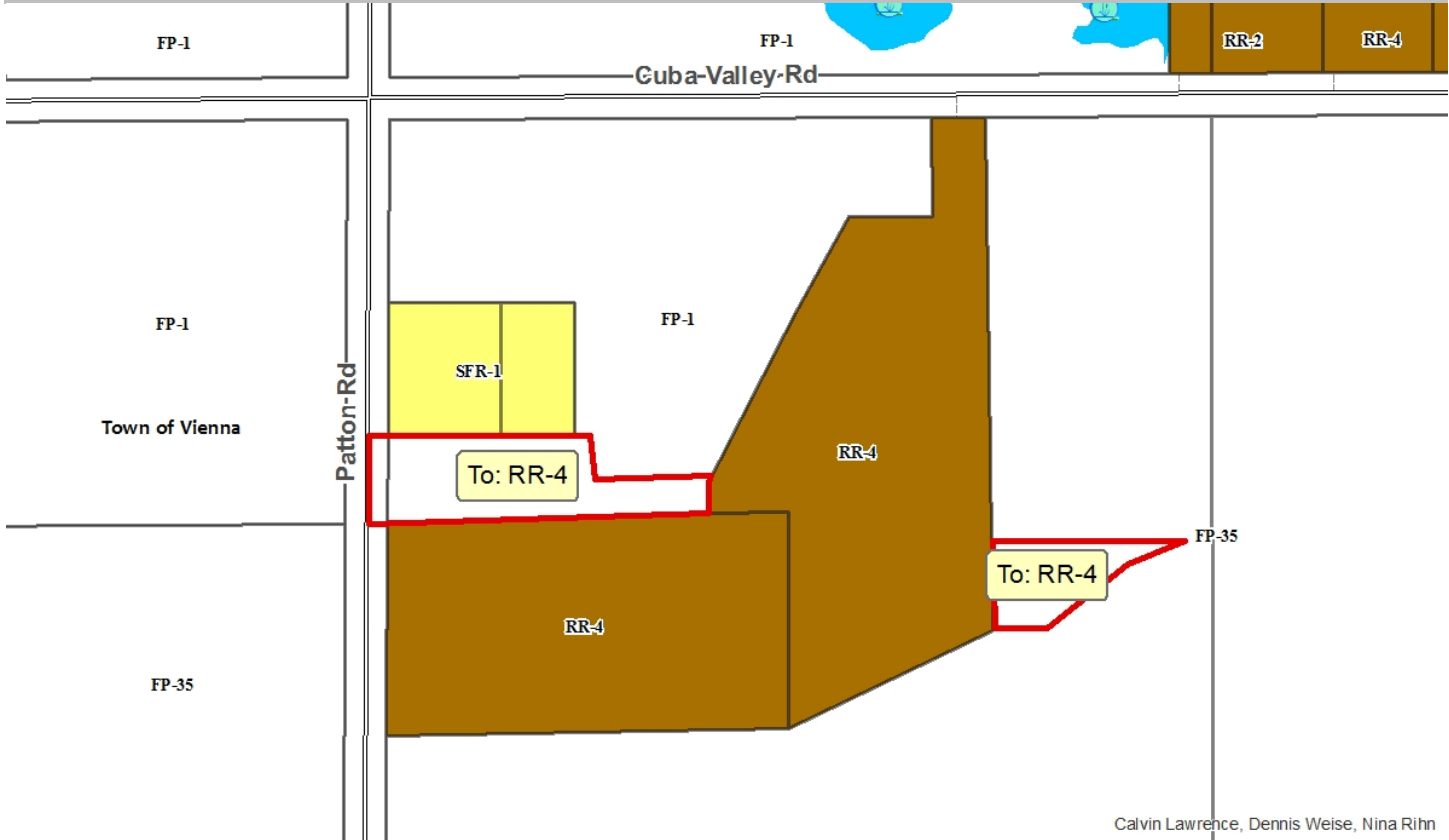


<b>Staff Report</b>    <b>Zoning and Land Regulation Committee</b>	Public Hearing: <b>August 22, 2023</b>		<b>Petition 11965</b>	
	<u>Zoning Amendment Requested:</u> <b>FP-35 Farmland Preservation District TO RR-4 Rural Residential District, FP-1 Farmland Preservation District TO RR-4 Rural Residential District</b>		<u>Town/Section:</u> <b>VIENNA, Section 34</b>	
	<u>Size:</u> <b>0.55,1.33 Acres</b>	<u>Survey Required.</u> <b>Yes</b>		
	<u>Reason for the request:</u> <b>Shifting of property lines between adjacent land owners</b>			<u>Applicant</u> <b>CRAIG A ZIEGLER and TAMMY REEFE</b>
			<u>Address:</u> <b>5497 CUBA VALLEY ROAD</b>	



**DESCRIPTION:** Applicants Craig Ziegler and Tammy Reefe propose to rezone land from FP-35 and FP-1 to RR-4, as part of a lot line adjustment. The rezoning and accompanying certified survey map would expand the Reefes’ existing RR-4 lot where there is currently a home under construction.

**OBSERVATIONS:** The proposed new lot boundaries meet the requirements of the RR-4 zoning district. The resulting lot would have frontage on two roads, Cuba Valley Road and Patton Road. Although the lot configuration would be atypical, the lands being added on contain steep slopes and wooded areas and thus are not as suitable for farming.

The property is subject to the Village of Waunakee’s extraterritorial jurisdiction for land division reviews.

**COMPREHENSIVE PLAN:** The proposal is in the agricultural preservation area of the Town of Vienna Comprehensive Plan. The Town of Vienna has a density policy of 1 per 75 acres. This proposal is consistent with Density Policies as a new home site is not being created. (For questions about the town plan, contact Senior Planner Curt Kodl at (608) 266-4183 or [kodl@countyofdane.com](mailto:kodl@countyofdane.com))

**RESOURCE PROTECTION:** Resource protection corridors are mapped in the wooded area with steeper slopes in the south end of proposed Lot 2. No sensitive environmental features or water resources on site.

**TOWN ACTION:** On June 19, 2023 the Town Board recommended approval of the petition with no special conditions.

**STAFF RECOMMENDATION:** The original 91-acre Ziegler farm still has one split remaining; the town determined that the farmstead residential lot was exempt from the density policies during rezone 11613 in 2020, because it functioned (and continues to function) as a part of the surrounding farm operation. Thus no deed restriction is needed on the farm lands.

Pending any comments at the public hearing, staff recommends approval of the petition subject to the applicants recording a new certified survey map for the new 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)