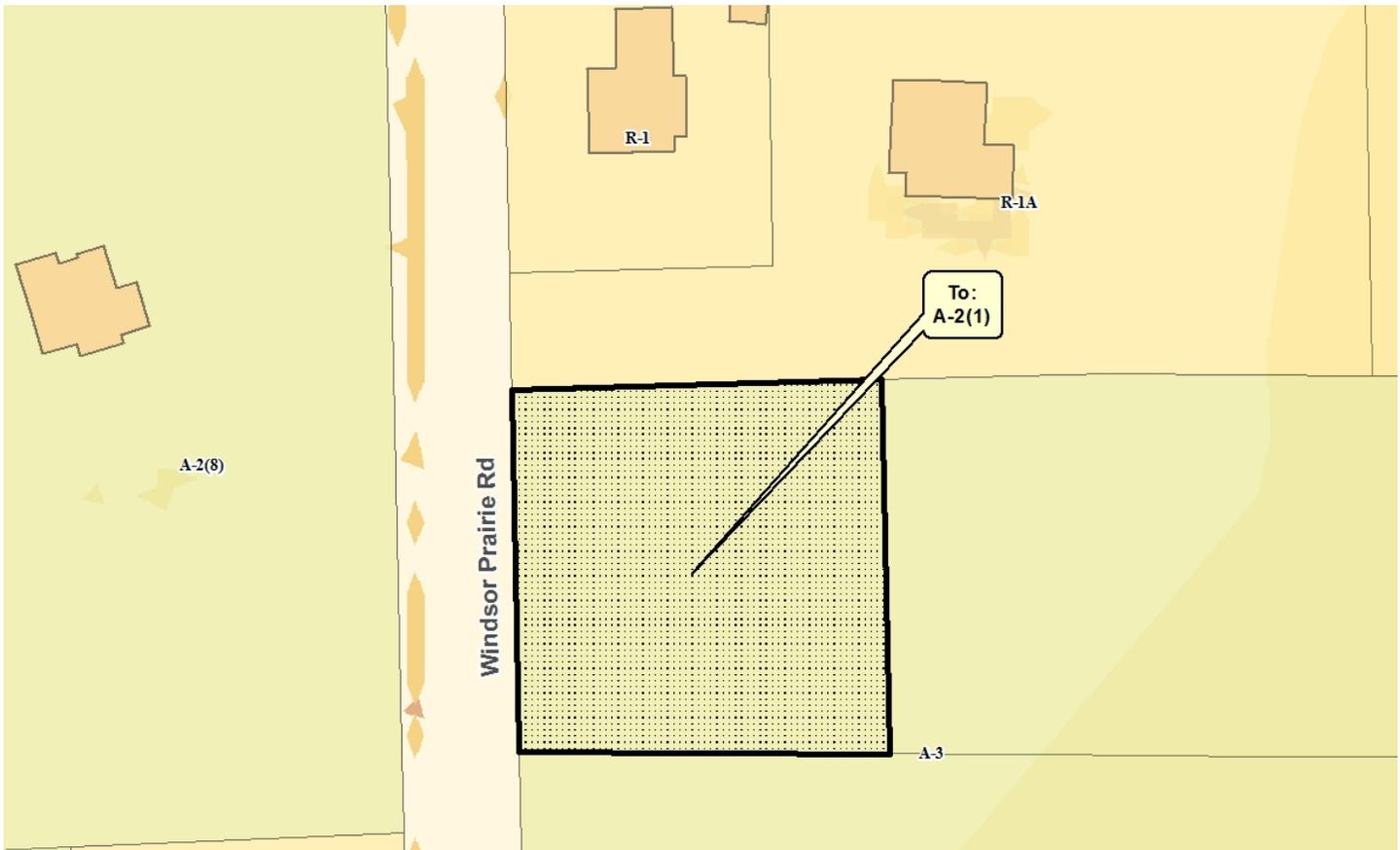




# Staff Report

<b>Zoning and Land Regulation Committee</b>	<b>Public Hearing: June 26, 2018</b>	<b>Petition: Petition 11293</b>
	<b>Zoning Amendment: A-3 Agriculture District TO A-2 (1) Agriculture District</b>	<b>Town/sect: VIENNA, Section 36</b>
	<b>Acres: 1 Survey Req. Yes</b>	<b>Applicant SPAHN REV TR, LAWRENCE &amp; PATRICIA</b>
	<b>Reason: Creating one residential lot</b>	<b>Location: EAST OF WINDSOR PRAIRIE ROAD</b>



**DESCRIPTION:** The applicant is requesting this petition to separate 1 acre to create a residential lot.

**OBSERVATIONS:** The property is in the town’s development area and able to connect to sewer services.

**TOWN PLAN:** The property is in the Winsdor-Prairie Limited Service Area and the Rural Subdivision Area of the town comprehensive plan. Average size of adjacent residential parcels is about 1.2 acres. From the town plan: *“Densities within existing urban service areas or limited urban service areas shall be consistent with existing development within the Urban Service Area, and will be subject to the applicable zoning ordinance”*

**RESOURCE PROTECTION:** There are no resource protection areas present on the proposed rezone.

**STAFF:** The rezone appears to be consistent with town plan policies.

**TOWN:** The Town Board has approved the petition conditioned upon the residence being serviced by municipal sewer.