

**Staff Report**



**Zoning and  
Land Regulation  
Committee**

Public Hearing: **November 28, 2023**

**Petition 11988**

Zoning Amendment Requested:

**RR-2 Rural Residential District TO RR-4 Rural Residential District;  
FP-35 Farmland Preservation District TO ~~FP-1 Farmland Preservation~~  
and RR-4 Rural Residential Districts**

Town/Section:

**VIENNA, Section 33**

Size: **2.55,31.7,8 Acres**

Survey Required: **Yes**

Applicant

**MAIER FARMS REAL  
ESTATE LLC**

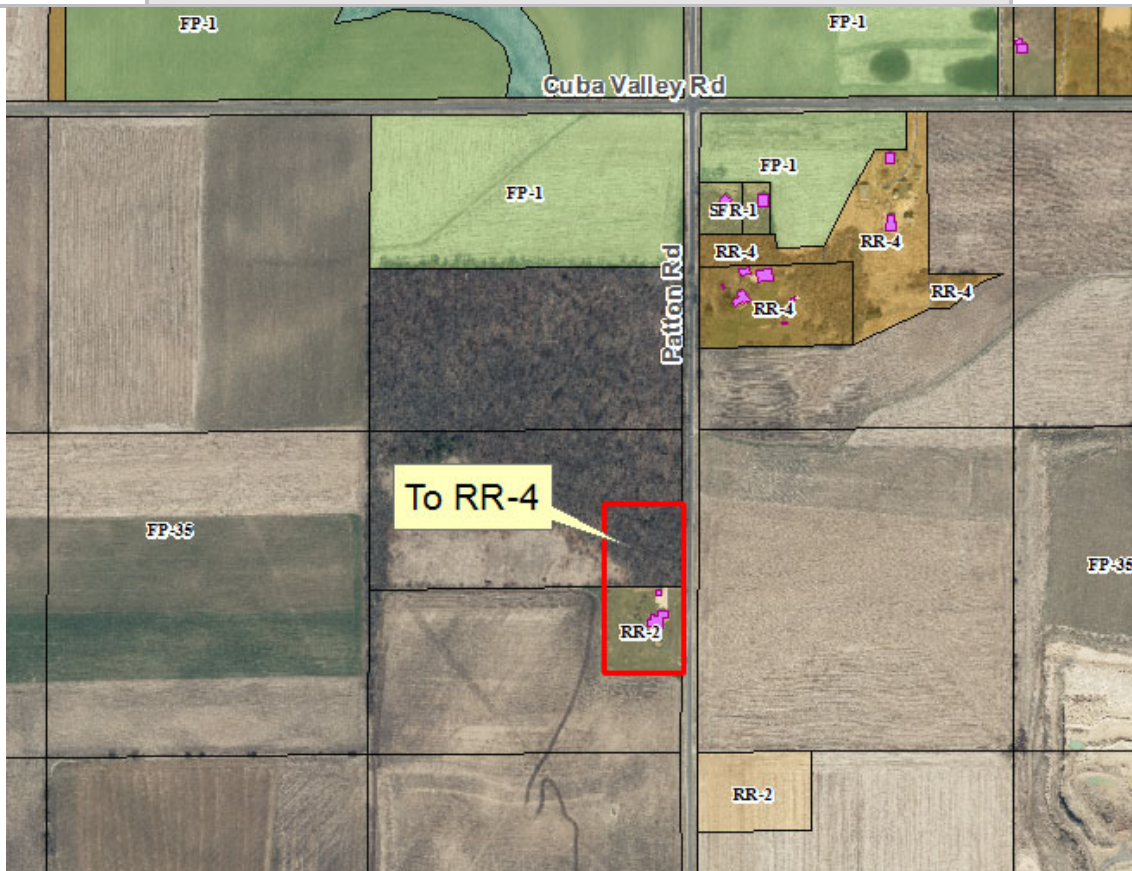
Reason for the request:

~~Creating one residential lot, creating one agricultural lot, and  
expanding an existing residential lot~~

Address:

**6545 PATTON ROAD  
AND NORTH THEREOF**

**Petition revised by removing proposed residential lot.**



**DESCRIPTION:** The Maiers originally proposed the creation of a new residential lot in addition to selling land to the adjacent neighbor (Krabenhofts). However, in discussion with the Town, it was found that the new lot would conflict with Town density policies. The Maiers have revised their petition to reflect only the sale of land to the adjacent neighbor, which would expand the existing residential lot.

**OBSERVATIONS:** The expansion of the lot conforms to the requirements of the proposed zoning district, including minimum lot size, lot width, and public road frontage. No sensitive environmental features observed. The property is subject to the Village of Waunakee’s extraterritorial jurisdiction for land division review.

**COMPREHENSIVE PLAN:** The proposal is in the agricultural preservation area of the Town of Vienna Comprehensive Plan. Town of Vienna has a density policy of 1 per 75 acres. Expanding the existing lot has no density implications and is consistent with the Town and County Comprehensive Plans. (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:** No sensitive environmental features are located on the subject property.

**TOWN ACTION:** On October 16<sup>th</sup> the Town Plan Commission approved the lot expansion, but denied the new lot, and recommended the applicant amend the petition. On November 20, 2023 the town board recommended approval of the amended petition with no special conditions.

**STAFF RECOMMENDATION:** Pending any comments at the public hearing, staff recommends approval of the amended petition for RR-4 zoning with no conditions other than recording a new certified survey map for the expanded lot.

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)