
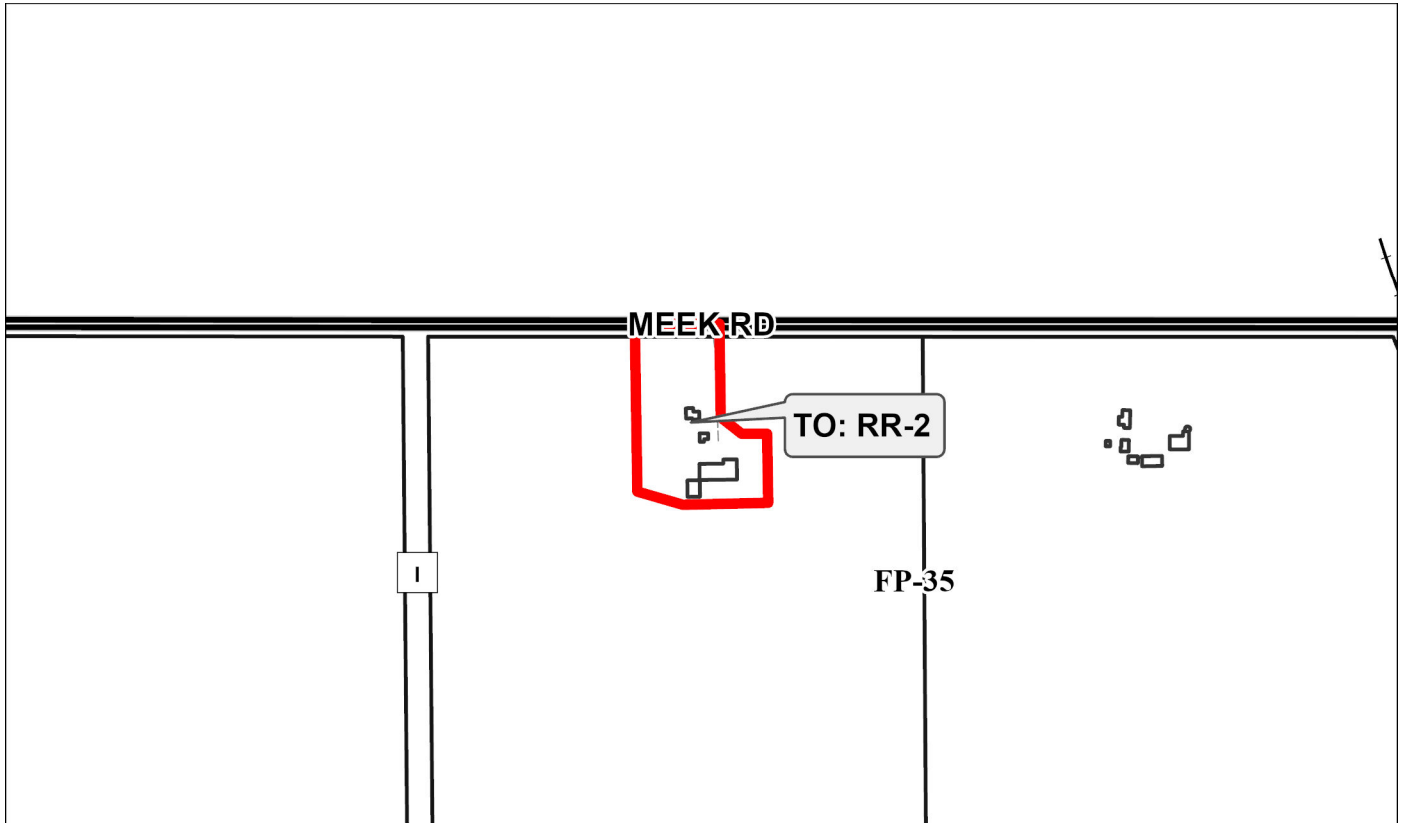


Staff Report  Zoning & Land Regulation Committee	<u>Public Hearing:</u> August 27, 2024	Petition 12076
	<u>Zoning Amendment Requested:</u> FP-35 Farmland Preservation District TO RR-2 Rural Residential District	<u>Town, Section:</u> VIENNA, Section 1
	<u>Size:</u> 2.84 Acres	<u>Survey Required:</u> Yes
	<u>Reason for the request:</u> Separating existing residence from farmland	
		<u>Applicant:</u> JAMES CALDWELL
		<u>Address:</u> 4947 MEEK ROAD



DESCRIPTION: James Caldwell would like to separate the existing home and farm buildings from the rest of the farm land for possible sale of the new residential lot. The lot would be created with a one-lot certified survey map (CSM). The remaining farm land (~74 acres) will remain under his ownership to continue farming along with other lands his family owns in the area. The new lot would be 2.84 acres in size.

OBSERVATIONS: The proposed lot would meet county ordinance requirements including lot size and public road frontage. The farmstead is a historic farmstead, but is not listed as a “registered” historic site. The property contains a large barn and other accessory buildings, which could continue to be used for storage or for small-scale agriculture, in accordance with the proposed RR-2 zoning.

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

COMPREHENSIVE PLAN: The proposal is in the Agriculture Preservation Planning Area of the Town of Vienna. The Town of Vienna does not count separation of existing farm buildings against density. The proposal 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.curt@danecounty.gov.

RESOURCE PROTECTION: There are no sensitive environmental features on or within 300 feet of the subject property.

TOWN ACTION: On June 17, 2024 the Town Board recommended approval of the rezone with no special conditions.

STAFF RECOMMENDATION: Pending any comments at the public hearing, Staff recommends approval of the rezone with no conditions.

Please contact Rachel Holloway at (608) 266-9084 or holloway.rachel@danecounty.gov if you have questions about this petition or staff report.