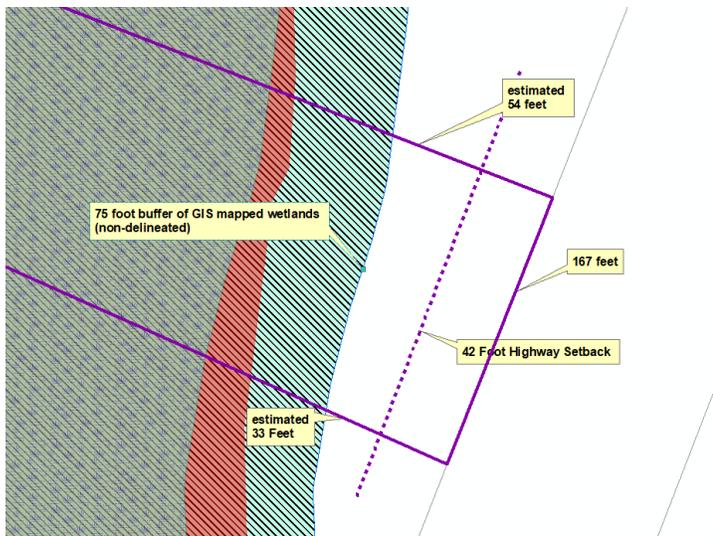


Staff Report  Zoning and Land Regulation Committee	Public Hearing: January 25, 2022		Petition 11794
	Zoning Amendment Requested: FP-1 Farmland Preservation District TO RR-1 Rural Residential District		Town/Section: MAZOMANIE, Section 13
	Size: 1.54 Acres	Survey Required. Yes	Applicant LESLIE & SAMIA SHALABI
	Reason for the request: Creating one residential lot		Address: SOUTH OF 7211 STATE HWY 78



DESCRIPTION: The applicant would like to create a buildable lot from a legal lot of record.

OBSERVATIONS: With setbacks from a state highway and from wetlands, the size of the buildable envelope will be quite small. **See inset map.**



TOWN PLAN: Ownership parcels of less than 4 acres zoned A-1 Ag Exclusive as of March 29, 1979, with no residence, are considered “grandfathered” and are allowed one potential development right.

RESOURCE PROTECTION: There appears to be quite a bit resource protection areas - wetlands onsite.

OTHER COUNTY DEPARTMENTS: Highway Dept. noted the applicant would need to work with WiDOT for road access. In this case, the property has a shared driveway easement agreement recorded with ROD (doc. # 5303623) and will share the current driveway to the north.

STAFF: The petition appears consistent with Town and County Plans, however, the site is quite challenging. Any questions about this petition or staff report please contact Curt Kodl at (608) 266-4183 or kodl@countyofdane.com

TOWN: The Town approved on 1/3/2022.

ZLR Possible Options:

1. **Postpone petition until a wetland delineation can be completed.**

If the ZLR Committee chooses to approve this petition

2. **Approve with the following recommended conditions:**

- a. Notation on both the CSM and the Ordinance Amendment. No zoning permits will be issued until there is a wetland delineation to prove an adequate building envelope.

The final CSM should also include delineated highway setbacks, and the recorded shared driveway easement agreement. Any depiction of a building envelope needs to be based off of an actual wetland determination.