
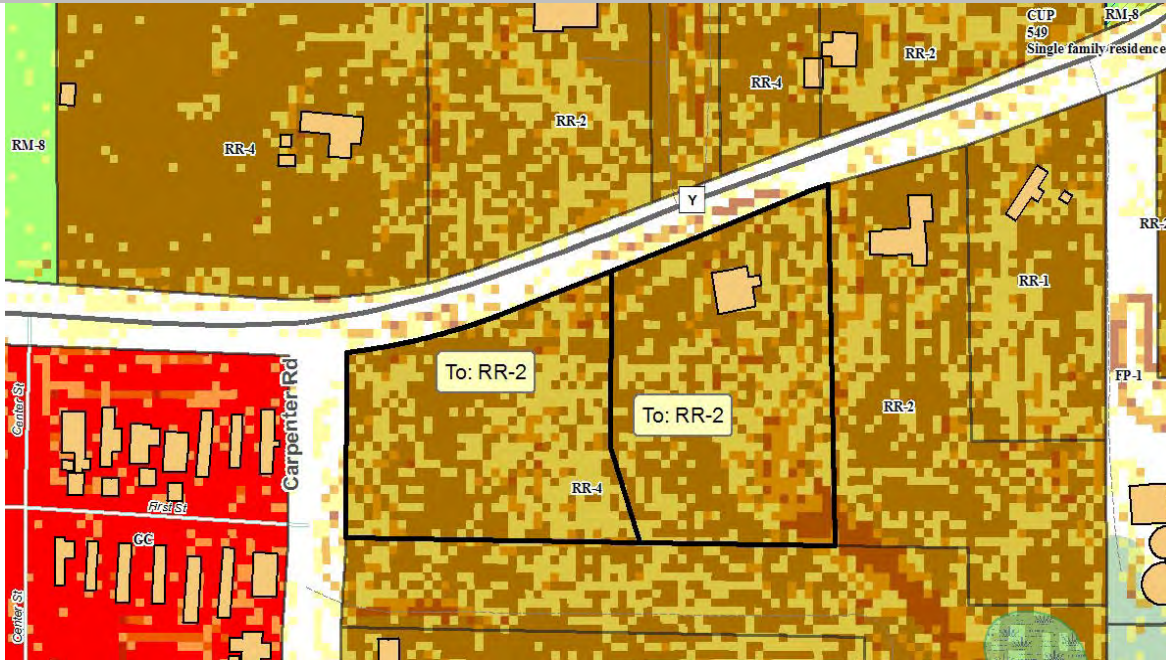


Staff Report  Zoning and Land Regulation Committee	<i>Public Hearing:</i> January 26, 2021		Petition 11640
	<i>Zoning Amendment Requested:</i> RR-4 Rural Residential District TO RR-2 Rural Residential District		<i>Town/Section:</i> MAZOMANIE, Section 28
	<i>Size:</i> 4.5 Acres	<i>Survey Required:</i> Yes	<i>Applicant</i> DANFORTH REV TR, MARILYN J
	<i>Reason for the request:</i> Divide an existing residential lot into two lots		<i>Address:</i> 10317 COUNTY HIGHWAY Y



DESCRIPTION: The applicant would like to split an existing RR-4 residential CSM lot, into 2 buildable RR-2 lots.

OBSERVATIONS: There is a violation around the existing home having to do with junk and outdoor storage of salvage materials. The occupant is working with the Dane County Zoning Division to rectify the situation.

TOWN PLAN: The Town has a policy that lots over 4 acres with a home as of 3/29/1979 are allowed to split one time to create a second home site. This property qualifies for that policy.

RESOURCE PROTECTION: There appear to be no resource protection areas on site.

DANE COUNTY HIGHWAY: County Highway Y is a non-controlled access highway. Any changes in use of an access point or new access points required a Highway Permit. Joint use access will be required where possible.

TOWN: The Town of Mazomanie approved the petition on 12/14/2020 with one condition.

1. Any outstanding violations on the property are corrected before the ZLR Public Hearing on 1/26/2021.

JAN 26th ZLR MEETING: The petition was postponed due to the property being in violation of County Zoning Ordinance (junk on property).

STAFF UPDATE: A progress inspection was conducted on February 3rd to determine zoning compliance. The inspection revealed that a significant amount of junk was removed from the property. See attached inspection report. County Staff feel that the property is in substantial compliance with County Zoning regulation and recommends approval of the zoning petition without conditions.

INSPECTION REPORT

By: Roger Lane, Dane County Zoning Administrator

Date: February 3, 2021
Landowner: Jonathan Danforth
Location: 10317 County Hwy Y
Parcel #: 0906-281-8300-2
Zoning District: RR-4

Inspection: Inspect corrective actions made regarding violations on the property Note: pending rezoning petition 11640.

Observation: Majority of the property junk materials have been removed from the property. No visible sign of junk from the road. All vehicles on property are licensed and operable. There are construction materials that are being stored behind the building. The property is in substantial compliance. The landowner is continuing progress as weather permits.





Front of property



West side of property



East side of property



South side of property