
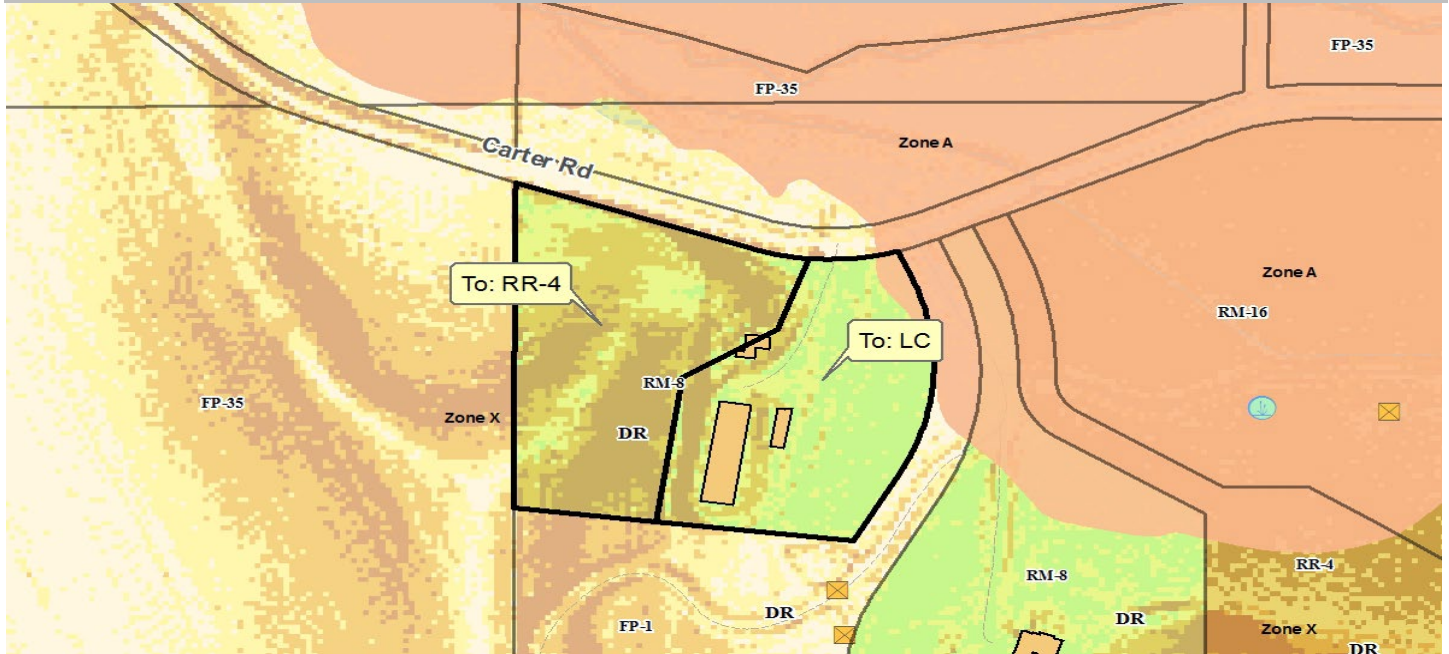


Staff Report  Zoning and Land Regulation Committee	<i>Public Hearing:</i> October 27, 2020		Petition 11591
	<i>Zoning Amendment Requested:</i> RM-8 Rural Mixed-Use District TO RR-4 Rural Residential District, RM-8 Rural Mixed-Use District TO LC Limited Commercial District		<i>Town/Section:</i> MAZOMANIE, Section 14
	<i>Size:</i> 5.3,4.7 Acres	<i>Survey Required:</i> Yes	<i>Applicant:</i> KENDALL C KAHL
	<i>Reason for the request:</i> Dividing an existing lot into two lots to use the existing building for commercial purposes		<i>Address:</i> 9933 CARTER ROAD



DESCRIPTION: The applicant wished to separate the existing agricultural accessory building from the residential building site. The existing building will be used for commercial storage of construction equipment in a limited commercial (LC) lot. The original residential lot will be reduced from RM-8 to RR-4. The proposed residential driveway would come in west of the existing drive, which is for the existing shed.

OBSERVATIONS: There is a deed restriction from a 2006 petition prohibiting building construction or driveways on slopes greater than 20%. The Town plan no longer prohibits building on slopes over 20%.

TOWN PLAN: This area is in the Town Agricultural Preservation planning district and the Town has a 1 home per 40 acres density policy. Commercial rezones are not classified as splits in the Town of Mazomanie Comprehensive Plan.

RESOURCE PROTECTION: The proposed residential site has some steep slopes onsite but the Town Plan now classifies slopes over 20% as “not recommended” where previously it had been prohibited.

STAFF: As proposed, this petition is consistent with the Town of Mazomanie and Dane County Comprehensive plans. Zoning is consistent with proposed uses and lot sizes. Any questions about this petition or staff report please contact Curt Kodl (608)266-4183 or kodl@countyofdane.com

TOWN: Town approved this rezone on 9/14/2020 with no conditions.