



Staff Report

Zoning and Land Regulation
Committee

Public Hearing: **October 23, 2018**

Petition: **Petition 11347**

Zoning Amendment:
A-1EX Agriculture District TO CO-1 Conservancy District, RH-1 Rural Homes District, A-4 Agriculture District

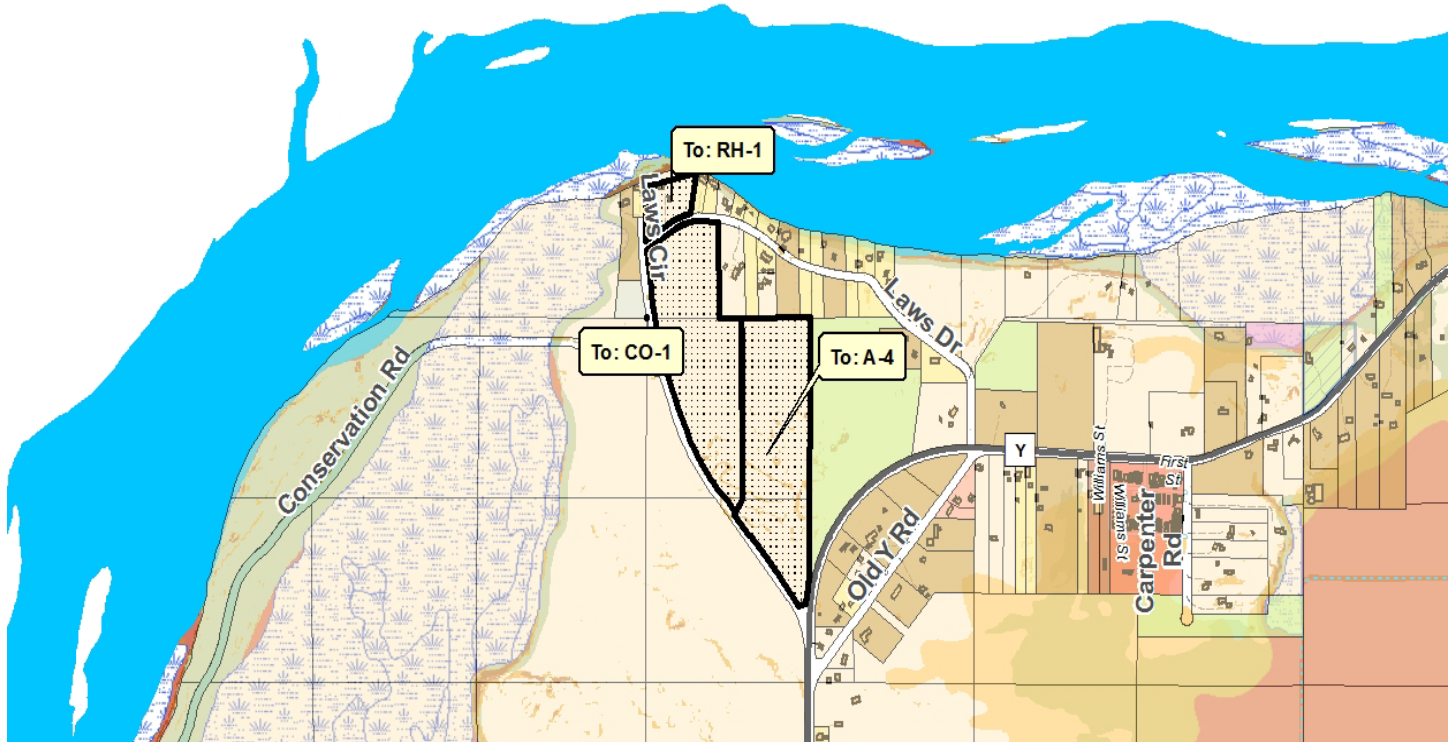
Town/sect:
MAZOMANIE, Section 21

Acres: .0004,3.1,23.35,23.34
Survey Req. Yes

Applicant
ALISEN E VETTER

Reason:
Separating existing residence from farmland

Location:
SOUTH/SOUTHEAST & SOUTHWEST OF 10550 LAWS DR.,



DESCRIPTION: Applicant proposes to separate the existing residence lying north of Laws Drive from the rest of the ~50 acre property lying south of Laws Drive. Two ~23 acre A-4 (Small Lot Exclusive Agriculture) lots are proposed for the lands lying south of Laws Drive to be used for managed grazing of livestock. A small sliver parcel totaling approximately 20 square feet lying west of Laws Drive would be zoned to CO-1 to match the zoning designation of the owner's adjoining 1.63 acre parcel. No new development is proposed.

OBSERVATIONS: The existing residence is located north of Laws Drive and adjacent to the Wisconsin River. Surrounding land uses include agriculture / open space and low density residential development. A large wetland complex is located west of the subject property.

TOWN PLAN: The property is located in the town's agricultural preservation area.

RESOURCE PROTECTION: No areas of resource protection corridor located on the property.

STAFF: The applicant's entire property appears to have been part of two separate landholdings as of 3/29/1979. As indicated on the attached density study report, no housing density rights remain available to the southerly portion of the applicant's property which was part of a larger landholding owned by Helen Laws in 1979 when the town of Mazomanie density limitation of 1 lot per 40 acres went into effect. It appears that the property is ineligible for any further residential development under the town plan. The proposal is consistent with town plan policies. No new development is proposed.

TOWN: Pending.