
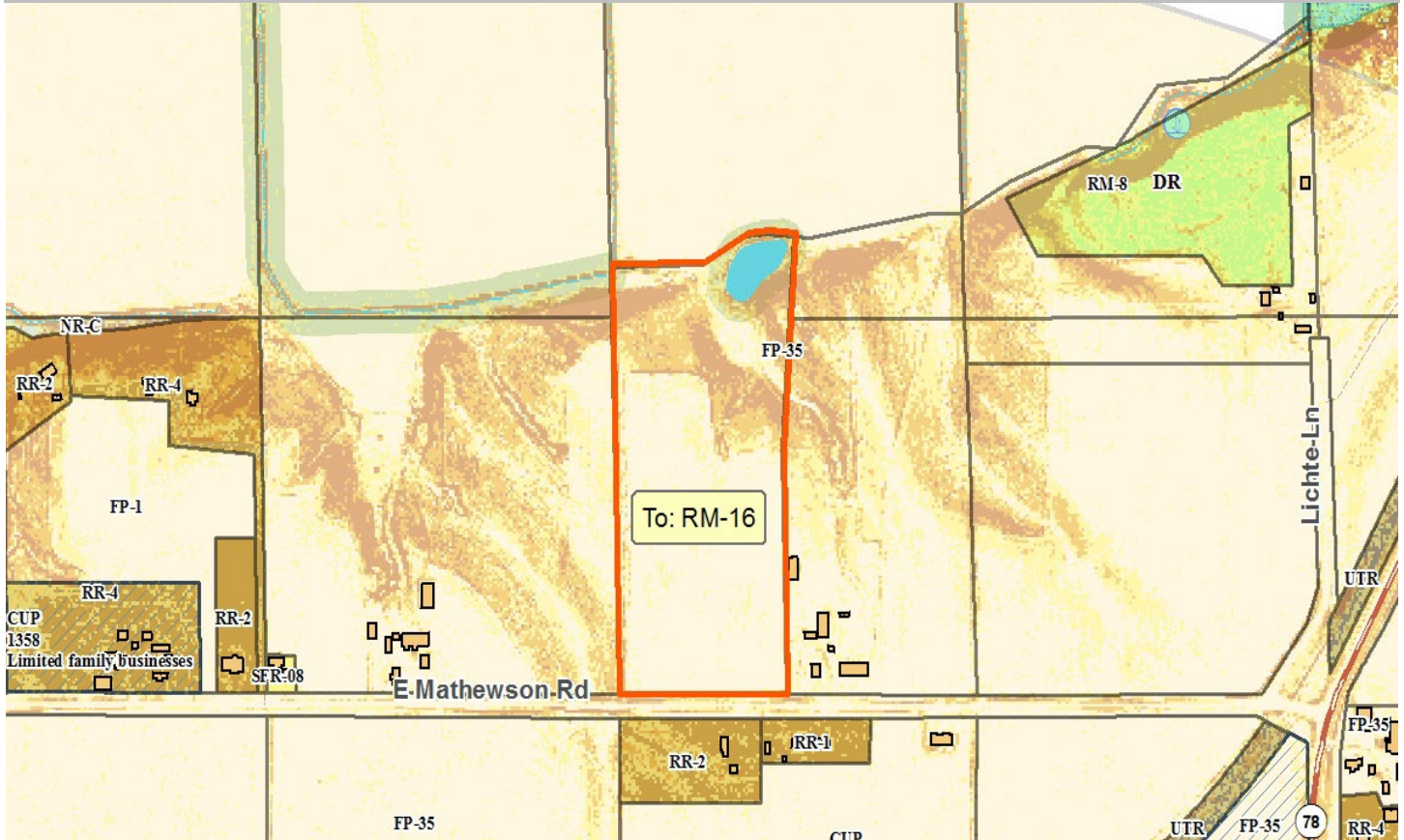


Staff Report  Zoning and Land Regulation Committee	<i>Public Hearing:</i> June 22, 2021		Petition 11703
	<i>Zoning Amendment Requested:</i> FP-35 Farmland Preservation District TO RM-16 Rural Mixed-Use District		<i>Town/Section:</i> MAZOMANIE, Section 3
	<i>Size:</i> 22.8 Acres	<i>Survey Required:</i> Yes	<i>Applicant</i> AARYN and KALI HANDEL
	<i>Reason for the request:</i> Creating one residential lot		<i>Address:</i> WEST OF 10132 MATHEWSON ROAD



DESCRIPTION: The applicant would like to create a residential parcel by converting 22 acres to RM-16.

OBSERVATIONS: The land division through which the applicant purchased the property is considered an illegal land division by DCCO Chapter 75, this proposal could rectify that. The applicants purchased 2 building rights from the previous owner.

TOWN PLAN: The Town of Mazomanie has a 1 home per 40 acres density policy, this proposal is consistent with that policy.

RESOURCE PROTECTION: There appear to be limited resource protection areas related to the pond in the NW corner of the proposal.

COMMENTS FROM LWRD STAFF:

1. Any disturbance in shoreland zone requires a shoreland erosion control permit.
2. Driveways over 150 ft. require erosion control permit.
3. Long driveways and houses may go over 20,000 SF impervious, requiring a stormwater permit.

STAFF: The proposal appears to be consistent with the Town and County Comprehensive Plans. Any questions about this petition or staff report please contact Curt Kodl at (608) 266-4183 or kodl@countyofdane.com

TOWN: The Town approved with no conditions on 4/5/2021.