
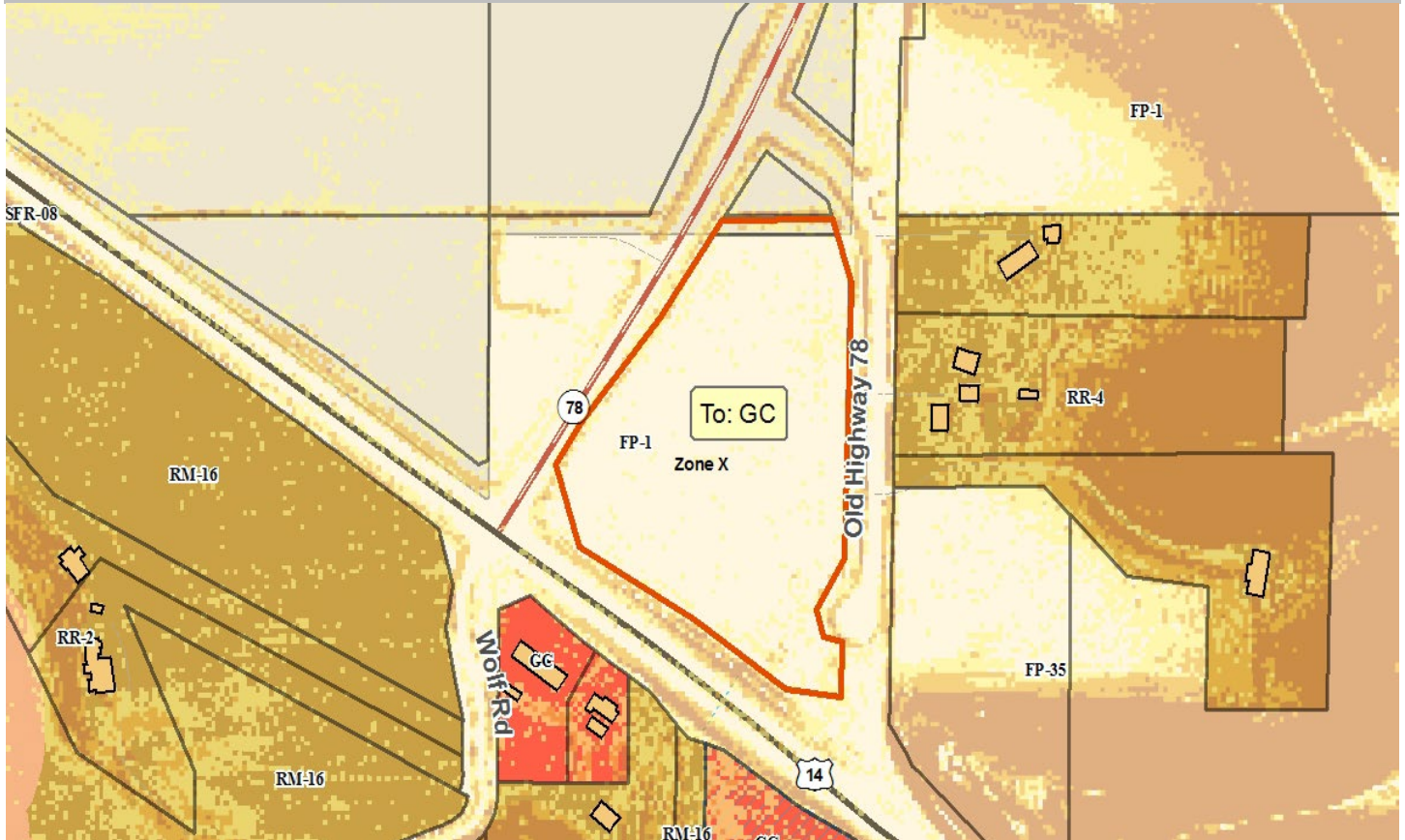


Staff Report  Zoning and Land Regulation Committee	<i>Public Hearing:</i> May 25, 2021		Petition 11688
	<i>Zoning Amendment Requested:</i> FP-1 Farmland Preservation District TO GC General Commercial District		<i>Town/Section:</i> MAZOMANIE, Section 15
	<i>Size:</i> 9.9 Acres	<i>Survey Required:</i> No	<i>Applicant:</i> NEW HEIGHTS LUTHERAN CHURCH
	<i>Reason for the request:</i> change zoning to allow for the construction of a church		<i>Address:</i> NORTHEAST CORNER OF THE US HWY 14 / STATE HWY 78 INTERSECTION



DESCRIPTION: The applicants would like to convert a FP-1 agriculture parcel that was previously rented to a local farmer to GC to construct and operate a church onsite. The church has outgrown its existing site and needs a larger site.

OBSERVATIONS: Road access to Old Highway 78, that has been a dead end since the Hwy 78 and Hwy 14 intersection was realigned around 2006. The parcel was cut off from other farmland by new 78 at that time. Just west of Hwy 78 is the Village of Mazomanie Boundary.

TOWN PLAN: Density in the Town of Mazomanie is defined as “non-farm residential development.” This proposal would not count against density. Commercial uses need to be compatible with rural character, provide minimal conflict with the neighbors and use a minimal amount of agricultural land to accommodate the use.

RESOURCE PROTECTION: There appears to be no resource protection areas onsite.

STAFF: The proposal appears consistent with Town & County comprehensive plans. Staff recommends a condition:

1. All lighting shall conform to DCCO 10.102(8)(d)7 and 10.102(5). To minimize lighting impact on the motorists on the highway the parking lot lights should be low to the ground (15-20 feet) and have direct downward lighting. Lighting on the building should be direct downward lights as well.

Any questions about this petition or staff report please contact Curt Kodl at (608) 266-4183 or kodl@countyofdane.com

TOWN: The Town of Mazomanie approved this petition with no conditions on 4/5/2021.