
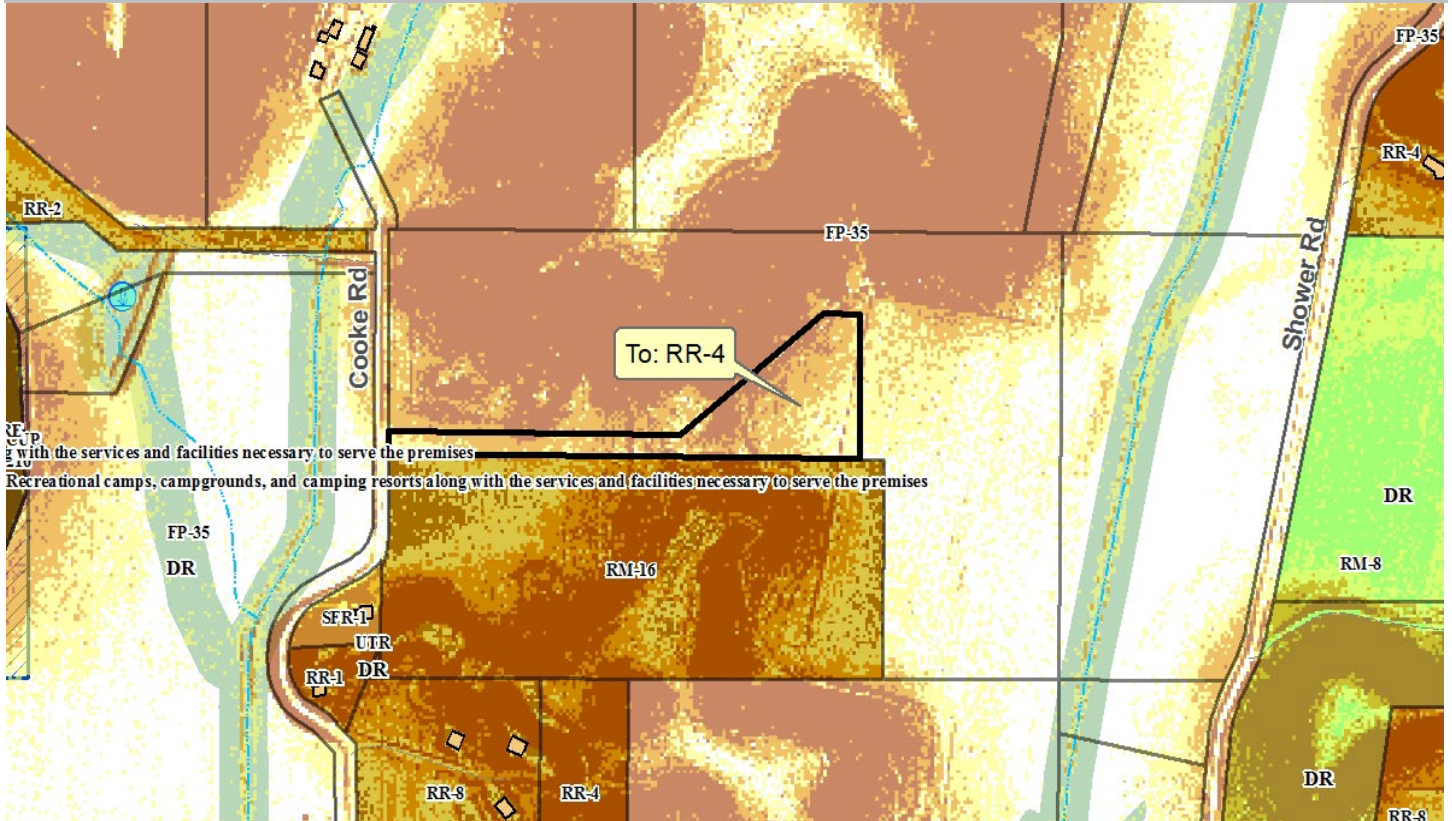


Staff Report  Zoning and Land Regulation Committee	<i>Public Hearing:</i> October 27, 2020		Petition 11593
	<i>Zoning Amendment Requested:</i> FP-35 Farmland Preservation District TO RR-4 Rural Residential District		<i>Town/Section:</i> MAZOMANIE, Section 36
	<i>Size:</i> 4.95 Acres	<i>Survey Required:</i> Yes	<i>Applicant</i> CHRISTOPHER R ROHDE-SZUDY
	<i>Reason for the request:</i> Creating one residential lot		<i>Address:</i> NORTH OF 6474 COOKE ROAD



DESCRIPTION: The applicant would like to create a separate 4.95 acre residential lot from a 40 acre FP-35 parcel. The balance of the parcel will remain FP-35.

OBSERVATIONS: The lot is configured to minimize construction on the steep slopes onsite and reduce impacts on the woodlands that are also on the parcel.

Thought the proposed parcel and the parcel to the south both have ROW access, they will be sharing a driveway, a shared driveway agreement is part of the application.

TOWN PLAN: The proposal is in the agricultural preservation district. The Town of Mazomanie has a “one home per 40 acres” density policy. Per the attached density study, the property is in compliance with the Town’s density policy.

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

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

TOWN: The Town Board approved on 9/14/2020 with no conditions.