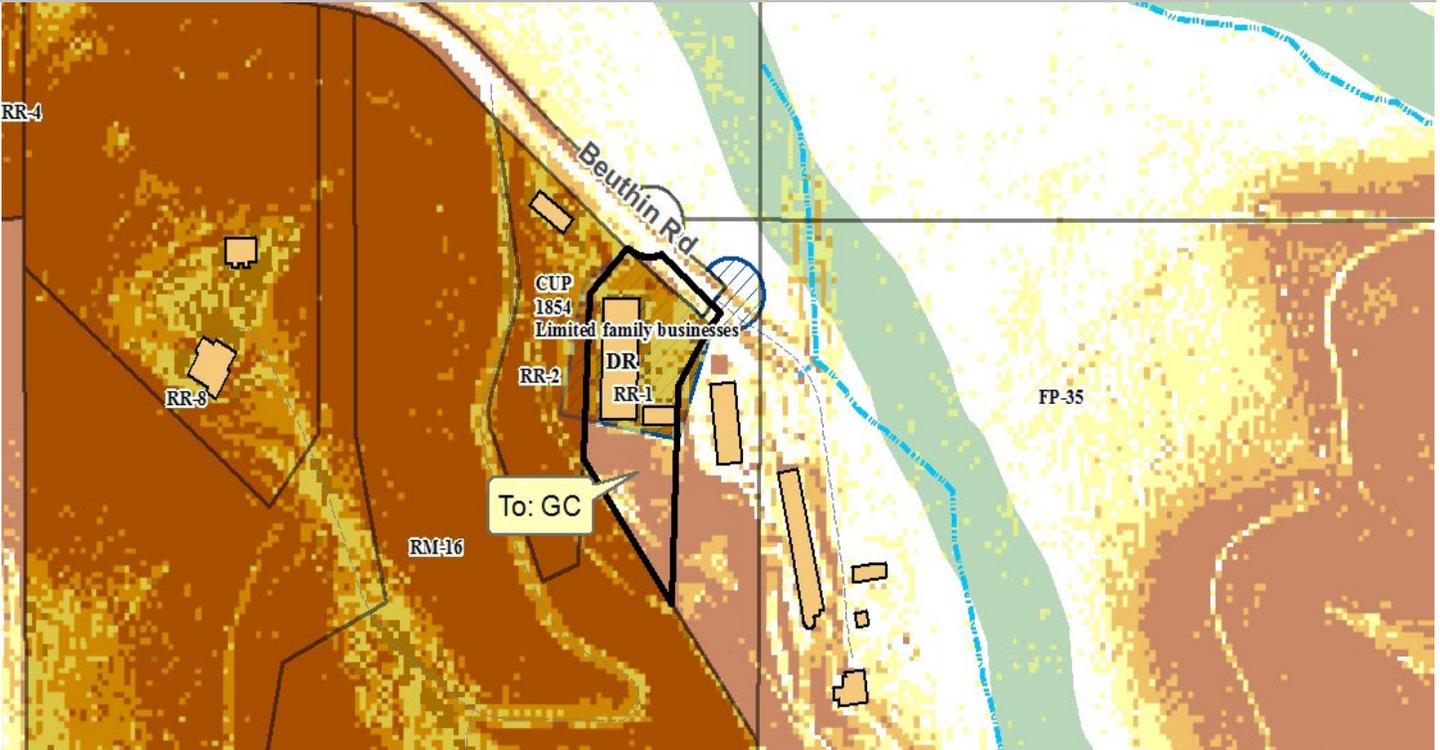


Staff Report  Zoning and Land Regulation Committee	<i>Public Hearing:</i> January 26, 2021		Petition 11639
	<i>Zoning Amendment Requested:</i> FP-35 Farmland Preservation District TO GC General Commercial District		<i>Town/Section:</i> MAZOMANIE, Section 13
	<i>Size:</i> 1.8 Acres	<i>Survey Required:</i> Yes	<i>Applicant:</i> JOHN J BEUTHIN
	<i>Reason for the request:</i> creating a lot for existing agricultural buildings to allow indoor storage		<i>Address:</i> 5848 BEUTHIN ROAD



DESCRIPTION: The applicant would like to create a 1.8 acre commercial lot to separate an agricultural accessory building from an existing farm next door for purchase.

OBSERVATIONS: The shed has both agricultural and rental components to it which is why the rezone is commercial. Current land use of the property is agricultural. Surrounding land uses include agriculture / open space and scattered residential.

TOWN PLAN: The proposal is in the agricultural preservation area in the Town of Mazomanie. The Town of Mazomanie has a “1 home per 40 acres” density policy. This is a commercial rezone and does not count against the density policy.

RESOURCE PROTECTION: “There is an intermittent stream, within 300 feet of the proposed GC lot. If the stream is shown to be navigable, shoreland zoning standards will apply to any development within 300 feet, no development is proposed.

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

TOWN: The Town of Mazomanie approved the petition on 12/14/2020 with no conditions.