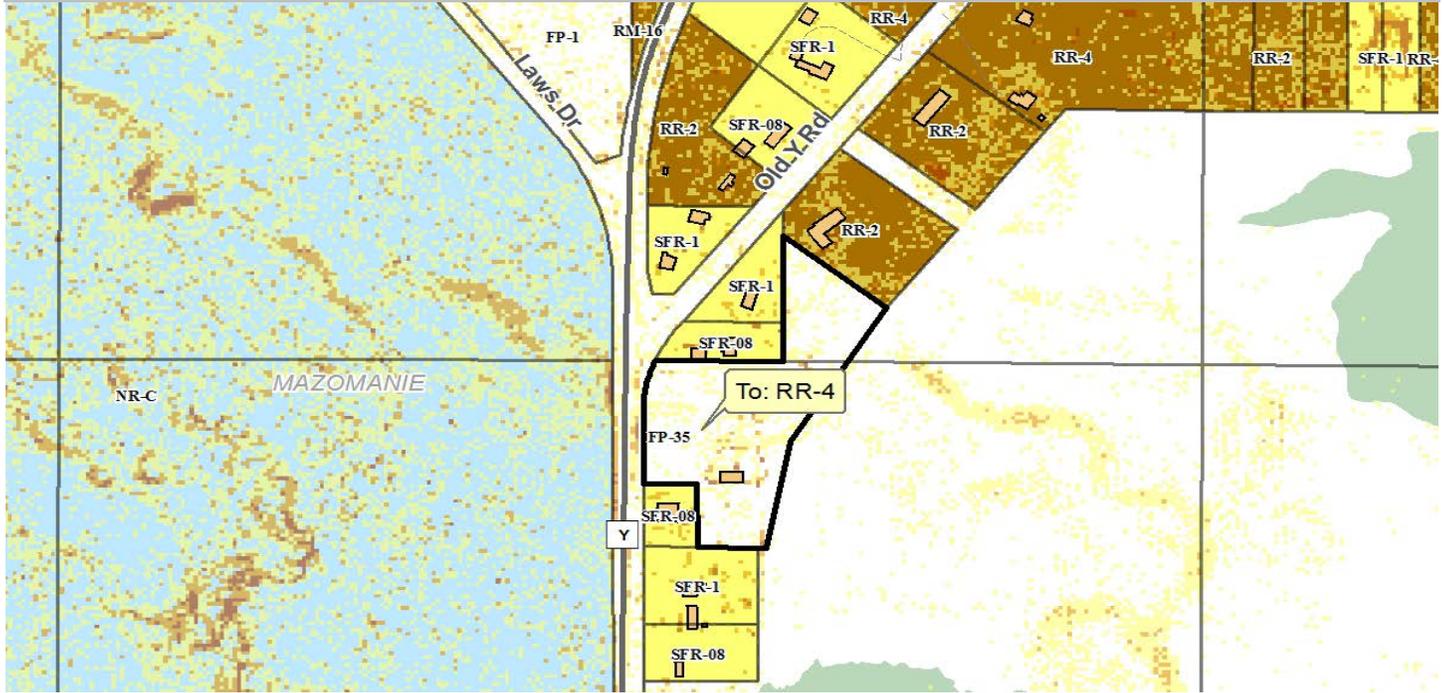


<b>Staff Report</b>    <b>Zoning and Land Regulation Committee</b>	<i>Public Hearing:</i> <b>October 27, 2020</b>		<b>Petition 11599</b>
	<i>Zoning Amendment Requested:</i> <b>FP-35 Farmland Preservation District TO RR-4 Rural Residential District</b>		<i>Town/Section:</i> <b>MAZOMANIE, Section 28</b>
	<i>Size:</i> <b>4.9 Acres</b>	<i>Survey Required:</i> <b>Yes</b>	<i>Applicant:</i> <b>KOOS FAMILY TR</b>
	<i>Reason for the request:</i> <b>creating one residential lot and one 43-acre agricultural lot</b>		<i>Address:</i> <b>10541 COUNTY HWY Y</b>



**DESCRIPTION:** The applicant would like to create a 4.9 acre residential lot.

**OBSERVATIONS:** Road access is from County Highway Y, Highway Y appears to be a non-controlled access.

**TOWN PLAN:** The proposal is in the agricultural preservation district. The Town of Mazomanie has a “one home per 40 acres” density policy.

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

**DANE COUNTY HIGHWAY DEPT:** CTH Y is not a controlled access highway. Any change in use of existing access or new points of access will require an access permit. Joint use access will be required where possible. Estimate increase of 10 trips per day due to rezone.

**STAFF:** The proposal appears consistent with the Town of Mazomanie and Dane County Comprehensive Plans. This is the final split for the Koos Property, Staff recommends deed restricting the balance of the farmland against further residential development. Any questions about this petition or staff report please contact Curt Kodl (608)266-4183 or [kodl@countyofdane.com](mailto:kodl@countyofdane.com)

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