
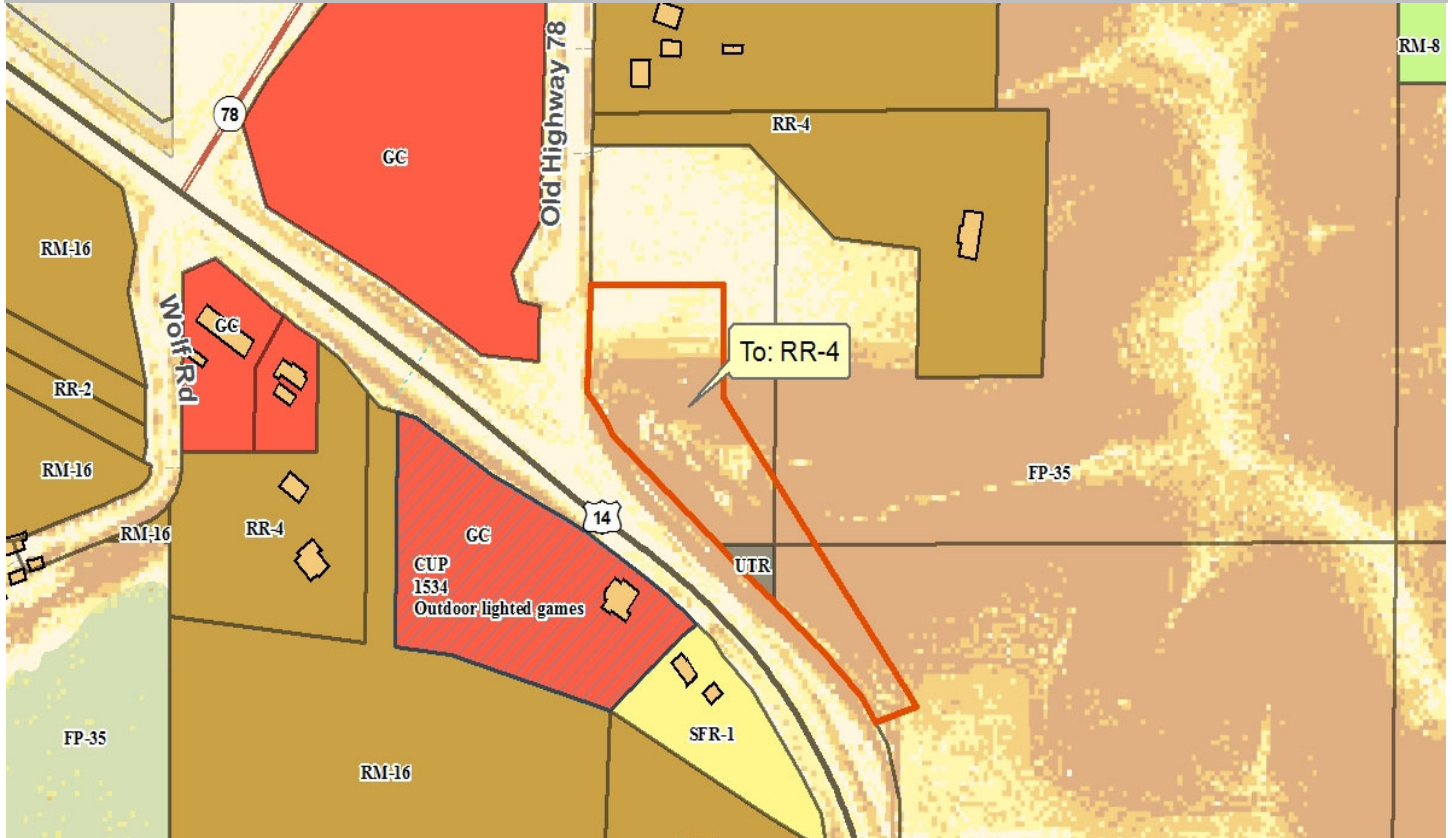


<b>Staff Report</b>    <b>Zoning and Land Regulation Committee</b>	<i>Public Hearing:</i> <b>November 15, 2022</b>		<b>Petition 11901</b>
	<i>Zoning Amendment Requested:</i> <b>FP-35 Farmland Preservation District and UTR Utility, Transportation and ROW District TO RR-4 Rural Residential District</b>		<i>Town/Section:</i> <b>MAZOMANIE, Section 15</b>
	<i>Size:</i> <b>5.23, 0.15 Acres</b>	<i>Survey Required:</i> <b>Yes</b>	<i>Applicant:</i> <b>DIANNE ROELKE</b>
	<i>Reason for the request:</i> <b>Creating one residential lot</b>		<i>Address:</i> <b>SOUTH OF 5706 OLD HIGHWAY 78</b>



**DESCRIPTION:** Applicant Dianne Roelke wants to create a 5.3-acre residential lot for her daughter, from the 92.3-acre tract she currently owns. The proposed lot would be rezoned to RR-4 based on the lot size, from the current FP-35 and UTR (Utility, Transportation and ROW) districts.

**OBSERVATIONS:** The proposed residential lot would meet the RR-4 district requirements. This petition would also remove the UTR zoning over 0.15 acres that appears to have been mapped during the 2019 zoning code overhaul. The subject property is characterized by steep slopes everywhere except the far north end where more level terrain would easily accommodate a new home site.

The proposed lot is approximately 0.66 miles from an active quarry site to north across State Highway 78. The certified survey map for the property is also subject to the Village of Mazomanie’s extraterritorial jurisdiction review.

**TOWN PLAN:** The proposal is in the Town’s Agricultural Preservation Area (Hillsides Area), the Town has a 1 home per 40 acres density policy in this area. Please see attached Density Study, this proposal would use the last remaining split. (For questions about the town plan, contact Senior Planner Curt Kodl at (608) 266-4183 or [kodl@countyofdane.com](mailto:kodl@countyofdane.com))

**RESOURCE PROTECTION:** There are no resource protection corridors mapped on site.

**TOWN ACTION:** On October 10, 2022 the Town Board recommended approval of the petition with no conditions specified.

**STAFF RECOMMENDATION:** Because the housing density rights have been exhausted on the original farm, staff recommends deed restricting the remaining FP-35 property from further development. Pending any comments received at the public hearing, staff recommends approval subject to the applicant recording a CSM for the new lot, and the following condition:

1. A deed restriction shall be recorded on parcels 0806-153-8415-0, 0806-154-9001-0, 0806-154-8502-4, and 0806-154-9560-2 to prohibit further residential development on the remaining FP-35 zoned land. The housing density rights for the original farm have been exhausted.

Any questions about this petition or staff report please contact Rachel Holloway at (608) 266-9084 or [holloway.rachel@countyofdane.com](mailto:holloway.rachel@countyofdane.com)