
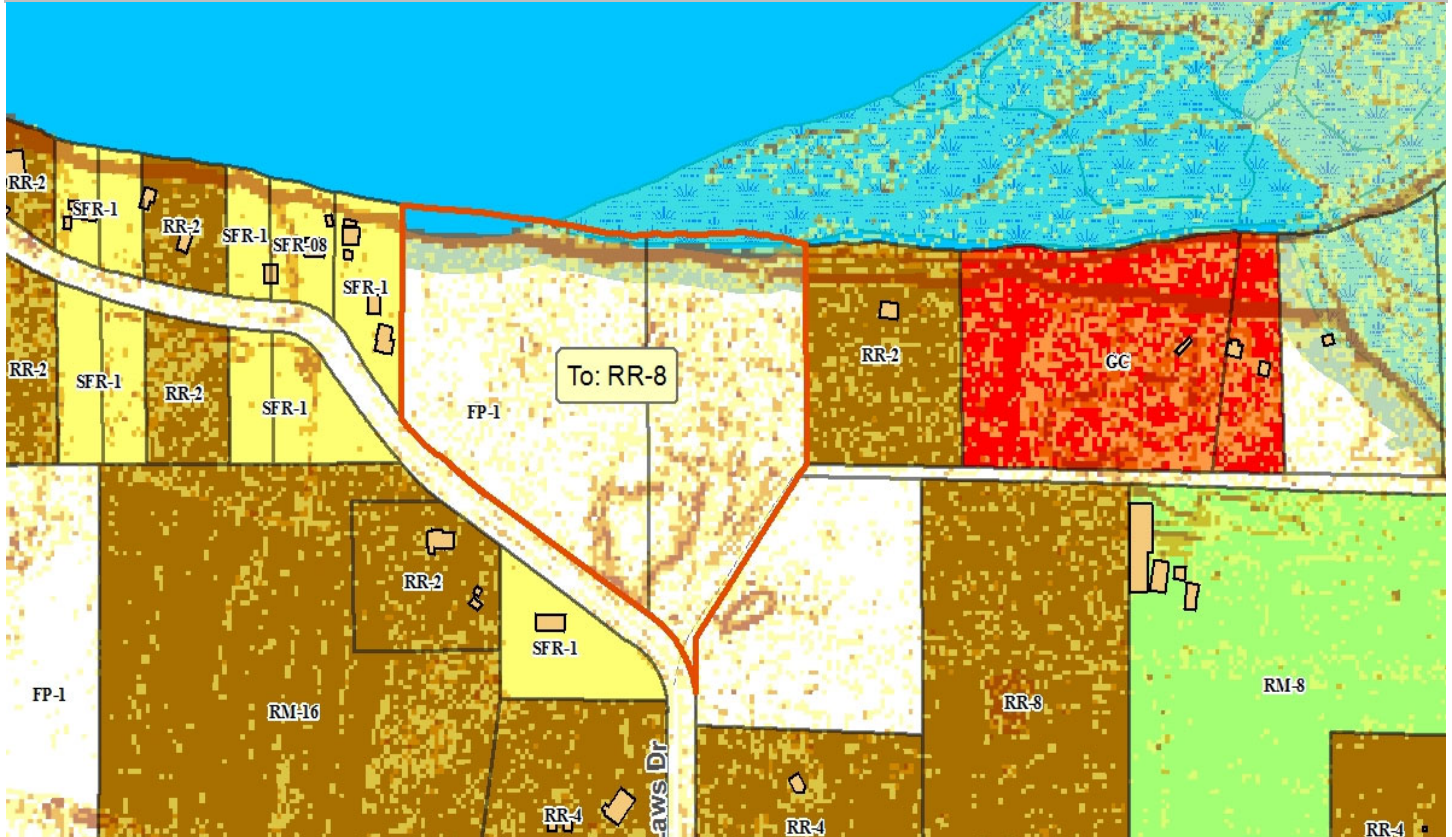


<p>Staff Report</p>  <p>Zoning and Land Regulation Committee</p>	Public Hearing: October 25, 2022		Petition 11896
	Zoning Amendment Requested: FP-1 Farmland Preservation District TO RR-8 Rural Residential District		Town/Section: MAZOMANIE, Section 21
	Size: 12.9 Acres	Survey Required. Yes	Applicant GROUNDWELL CONSERVANCY INC (MIKE FOY)
	Reason for the request: Combine lots for residential use		Address: 10440 LAWS DRIVE

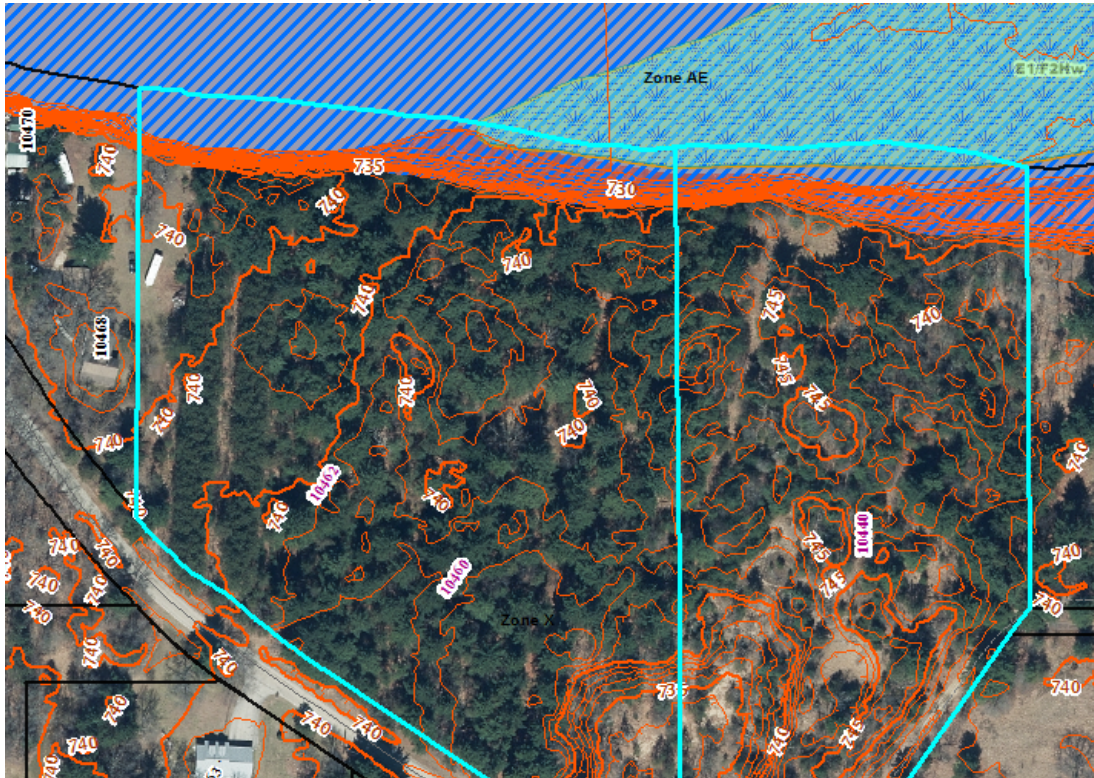


DESCRIPTION: Applicant Groundswell Conservancy proposes to combine two existing parcels via certified survey map (CSM), to create one 12.8-acre residential lot zoned RR-8. They will also establish a building envelope, and conservation easement for non-buildable areas.

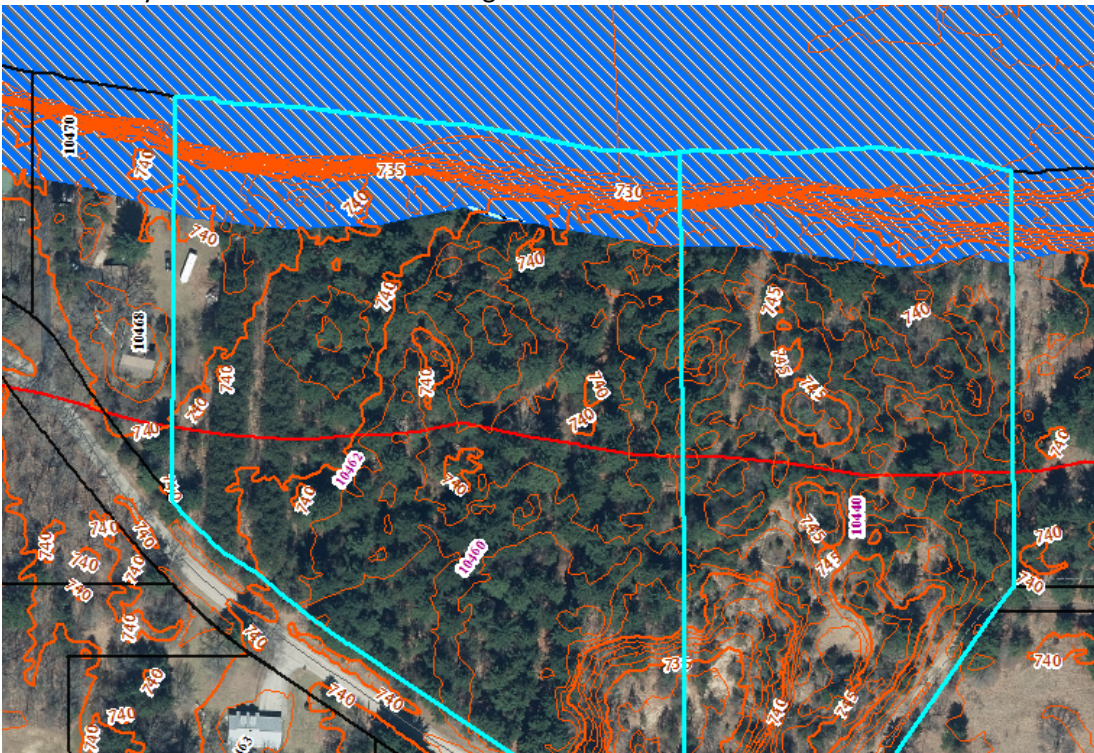
OBSERVATIONS: The site is characterized by its frontage on the Wisconsin River, significant tree cover, and steep topography along the river bank where the elevation drops from 743 feet to 727 feet above sea level. The north end of the property contains DNR-mapped wetlands, FEMA floodplain and Zone AE floodway, and is subject to shoreland zoning within 300 feet of the ordinary high water mark of the river (see images below). The mapped wetlands in this area appear to be confined to the floodplain shelf, and the remainder of the site does not contain wetland indicators.

The applicants have identified a proposed building envelope for a new home near the center of the site, in a location that appears to be outside of the floodplain and 75-foot wetland setback. The base flood elevation on this site is 738 feet above mean sea level; the entire proposed building envelope appears to be located above this elevation. The building envelope would be partially within the 300-foot shoreland zoning district; lands in this area are subject to impervious surface limits. If the impervious surface ratio exceeds 15%, shoreland mitigation will be required.

DNR wetlands and FEMA floodplain:



Dane County shoreland & wetland zoning:



TOWN PLAN: This area is planned for “Rural Development Areas with Environmental Constraints”. The Town of Mazomanie has a 1 home per 40 acres density policy. This proposal combines parcels from two 1979 farmsteads and one of them has the right to develop per the Town plan. See the 2 attached density studies. (For questions about the town plan, contact Senior Planner Curt Kodl at (608) 266-4183 or kodl@countyofdane.com)

RESOURCE PROTECTION: Resource protection areas are mapped on site which reflect the floodplain and 75-foot setback from wetlands per Dane County shoreland & wetland zoning. All structures will be required to be at least 75 feet from both the ordinary high water mark of the river and the wetland. The proposed building envelope appears to satisfy these setbacks.

TOWN ACTION: On September 12th, the Town Board recommended approval of the petition with no conditions.

STAFF RECOMMENDATION: Staff recommends approval subject to the following conditions:

1. A Certified Survey Map shall be recorded with the Register of Deeds for the new lot boundary.
2. The CSM shall identify a buildable area that is outside of the floodplain and the 75-foot wetland setback.
3. The Certified Survey Map shall depict a "no build area" on the steep slopes as shown on the presented map. A note shall be added to the Certified Survey Map stating that, "Buildings are prohibited in the "no build area" as part of the condition of approval by Dane County Zoning and Land Regulation Committee under Zoning Petition #10751".

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