
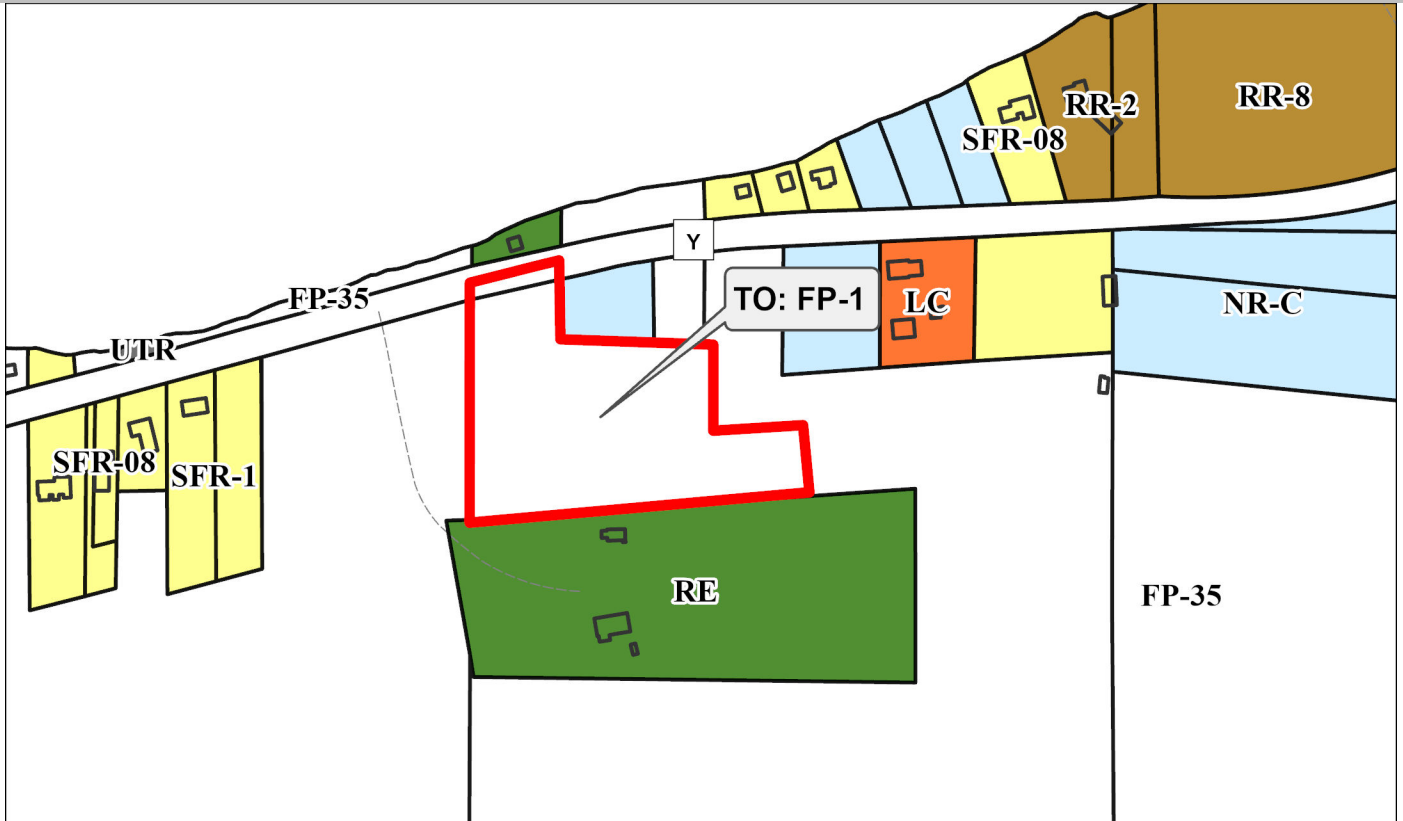


<b>Staff Report</b>    <b>Zoning and Land Regulation Committee</b>	<i>Public Hearing:</i> <b>March 26, 2024</b>	<b>Petition 12026</b>	
	<i>Zoning Amendment Requested:</i> <b>FP-35 Farmland Preservation District TO FP-1 Farmland Preservation District</b>		<i>Town/Section:</i> <b>MAZOMANIE, Section 23</b>
	<i>Size:</i> <b>5.5 Acres</b>	<i>Survey Required:</i> <b>Yes</b>	<i>Applicant</i> <b>MICHAEL AND YVETTE KINDSCHI</b>
	<i>Reason for the request:</i> <b>ZONING TO ENABLE SALE OF PROPERTY FOR FUTURE USE</b>		<i>Address:</i> <b>WEST OF 10007 COUNTY HIGHWAY Y</b>



**DESCRIPTION:** The Kindschis propose to divide off 5.5 acres of land to enable it to be sold to an adjacent land owner. They propose FP-1 zoning, as no development is proposed in association with the land sale. The Wisconsin River Sportsmans Club would acquire the land but has no plans for the property at this time.

**OBSERVATIONS:** The proposed lot meets the requirements of the FP-1 zoning district, including public road frontage. The property is located in close proximity to the Wisconsin River to the north across County Highway Y (see Resource Protection comments below).

The CSM shows the existing trap house and concrete pad encroaching onto this lot. The encroachment is an existing nonconformity that would not be worsened by this proposal; however it would need to be resolved as part of any future rezone and conditional use permit if the new owners wish to make changes.

**COMPREHENSIVE PLAN:** The property is designated as a “rural development area with environmental constraints” in the town/county comprehensive plan. No specific or new land use is proposed at this time. Rather, the FP-1 zoning is sought to facilitate possible sale of the property. The proposed rezoning to FP-1 appears reasonably consistent with comprehensive plan policies. (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:** The property is partially within the Shoreland Zone due to proximity to the Wisconsin River. The proposed lot is almost entirely mapped as floodplain. Any future site development would be subject to the permit requirements of Shoreland Zoning and Floodplain Zoning, in accordance with Chapters 11 and 17 of Dane County Code.

**DANE COUNTY HIGHWAY DEPT. COMMENTS:** CTH Y is not a controlled access highway. No new access will be permitted on CTH Y due to reconfiguration of lots. Any change of use for access requires a permit from the Highway Department. No significant increase of traffic expected due to rezone.

**TOWN ACTION:** On February 12, 2024 the Town Board recommended approval of the rezone with no special conditions.

**STAFF RECOMMENDATION:** Pending any comments at the public hearing, Staff recommends approval of the petition with no conditions other than the applicant recording the CSM for the new lot.

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)