
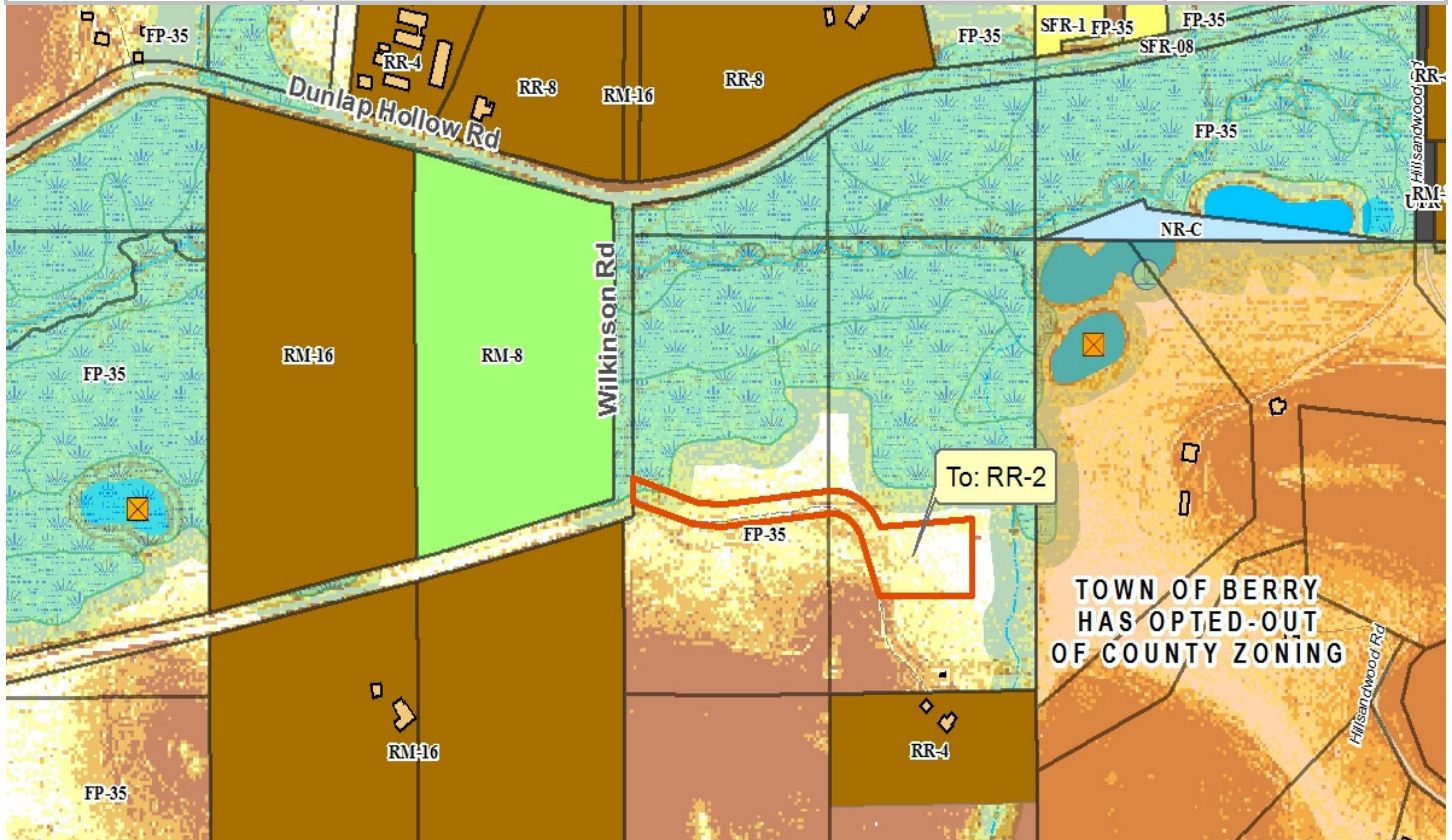


Staff Report  Zoning and Land Regulation Committee	<i>Public Hearing:</i> September 20, 2022		Petition 11872
	<i>Zoning Amendment Requested:</i> FP-35 Farmland Preservation District TO RR-2 Rural Residential District		<i>Town/Section:</i> MAZOMANIE, Section 1
	<i>Size:</i> 2.84 Acres	<i>Survey Required:</i> Yes	
	<i>Reason for the request:</i> Creating one residential lot		<i>Applicant:</i> PLENDL LIVING TR
			<i>Address:</i> NORTH OF 9569 WILKINSON RD.



DESCRIPTION: Applicants Richard and Kristen Plendl propose to create a new 2.8-acre home site by dividing it from the 89-acre tract owned by the Plendl Living Trust, and rezoning the new lot to RR-2.

OBSERVATIONS: RR-2 zoning would allow a residential home as a permitted use. The subject property contains an existing gravel driveway that serves a residence to the south on the Plendl lands, which has an existing RR-4 spot zone.

There are existing solar panels on site that appear to be adjacent to, but may be partially on, the proposed lot.

TOWN PLAN: The land is in an Agricultural Preservation area per the town plan, which allows for one house per 40 acres. Density study discovered there are no splits remaining on the farmstead, see attached density study.

RESOURCE PROTECTION: The proposed lot lies partially within the shoreland zone due to the presence of Dunlap Creek to the north and a navigable tributary creek to the east. DNR-mapped wetlands exist on a small portion of the proposed lot abutting Wilkinson Road; however this is near the existing driveway and no construction is proposed in this area in conjunction with this rezoning petition. Any proposed development on site must comply with shoreland zoning and wetland regulations, to the extent applicable.

TOWN: The Town tentatively approved the petition, with no conditions, but has not yet sent a town action report.

STAFF: Staff recommends postponement. The applicant has request postponement as there are no further splits left on the property and they are exploring their options to purchase a development right. A shared easement agreement will be required. Any questions about this petition or staff report please contact Rachel Holloway at (608) 266-9084 or holloway.rachel@countyofdane.com