


Staff Report  Zoning and Land Regulation Committee	Public Hearing: November 24, 2020		Petition 11614
	<u>Zoning Amendment Requested:</u> FP-35 Farmland Preservation District TO RR-4 Rural Residential District		<u>Town/Section:</u> MAZOMANIE, Section 9
	<u>Size:</u> 4.32 Acres	<u>Survey Required:</u> Yes	<u>Applicant</u> MARY ANNE WILHELM
	<u>Reason for the request:</u> Creating one residential lot		<u>Address:</u> NORTH OF 102 SEGEBRECHT ROAD



DESCRIPTION: The applicant would like to create a residential lot including the existing accessory buildings (barn and sheds).

OBSERVATIONS: There is no home, it is planned in the future. The proposal is adjacent to the Village of Mazomanie, it appears the original home was annexed into the village. Dane County Parks is currently in negotiations to purchase the remainder of the property, over 170 acres. Walking Iron Park and Natural Area are adjacent to the west of the property.

TOWN PLAN: The proposal appears to be consistent with the Town and County Comprehensive Plans. The Town has a one home per 40 acres density policy, see the attached Density Study for details.

RESOURCE PROTECTION: There appear to be no resource protection areas on site.

STAFF: This would be the creation of a parcel with no primary use or structure. Staff would recommend approval with a deed restrictions stating the following:

1. The buildings on the property are for agricultural storage only. (as stated in the application)
2. Storage of equipment, vehicles, or recreation vehicles owned by other persons other than the landowner is prohibited.
3. Using the buildings for commercial purposes is prohibited.

Any questions about this petition or staff report please contact Curt Kodl (608)266-4183 or kodl@countyofdane.com

TOWN: The Town has approved with no conditions on 10/12/2020.