
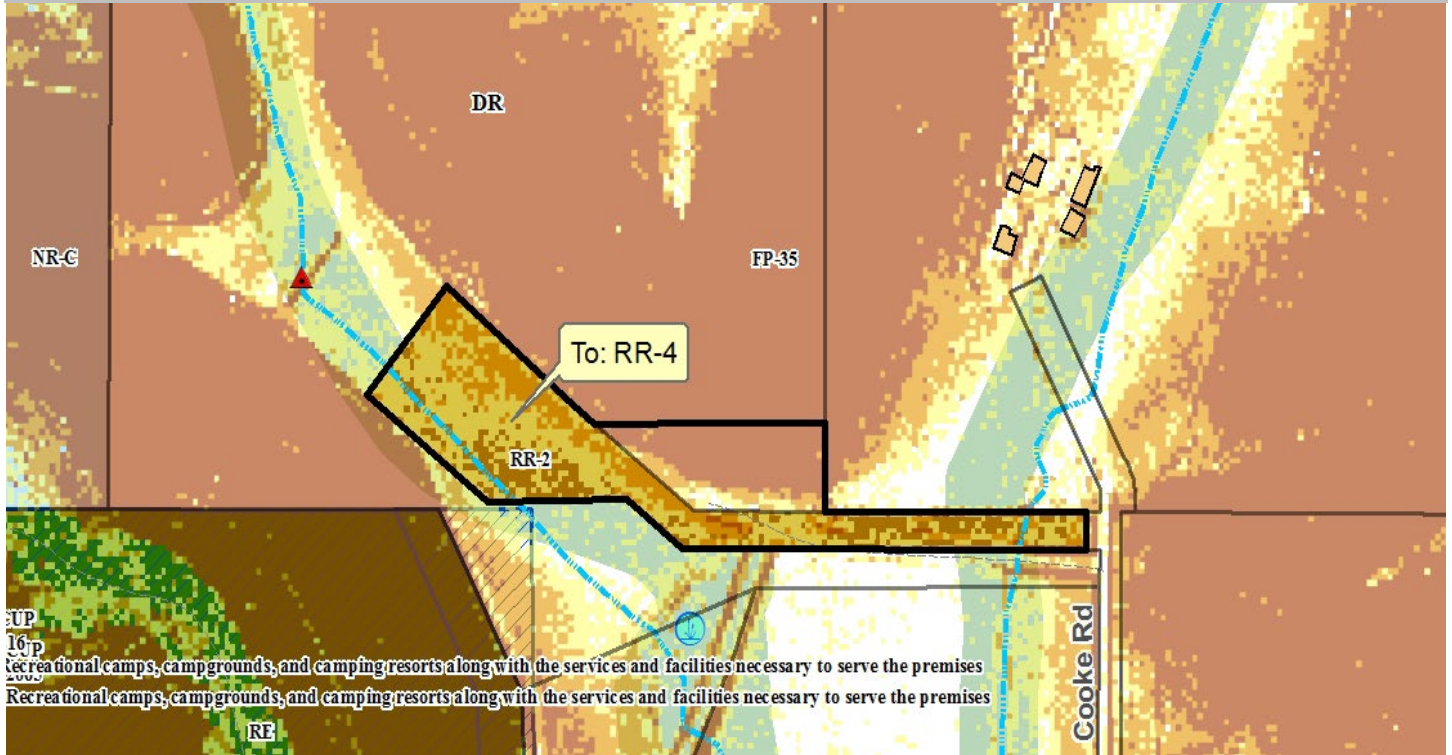


Staff Report  Zoning and Land Regulation Committee	<i>Public Hearing:</i> January 26, 2021		Petition 11633	
	<i>Zoning Amendment Requested:</i> RR-2 Rural Residential District TO RR-4 Rural Residential District, FP-35 Farmland Preservation District TO RR-4 Rural Residential District		<i>Town/Section:</i> MAZOMANIE, Section 35	
	<i>Size:</i> 3.68,1.17 Acres	<i>Survey Required:</i> Yes	<i>Applicant</i> RUSSELL G WIPPERFURTH	
	<i>Reason for the request:</i> Adding 1.17 acres to an existing residential lot		<i>Address:</i> 6520 COOKE ROAD	



DESCRIPTION: The applicant wishes to add 1 acre to an existing RR-2 residential parcel to make room for a residential accessory building. The lot is being expanded to RR-4 (over 4 acres) to accommodate a residential structure AND a planned residential accessory structure.

OBSERVATIONS: Current land use of the property is agricultural. Surrounding land uses include agriculture / open space, a campground and scattered residences.

TOWN PLAN: The proposal is in the agricultural preservation area in the Town of Mazomanie. The Town of Mazomanie has a “1 home per 40 acres” density policy. This proposal doesn’t create a new residential lot and therefore doesn’t county against the policy.

RESOURCE PROTECTION: There is an INTERMITTENT stream on of the proposed RR-4 lot. If the stream is shown to be navigable, shoreland zoning standards will apply to any development within 300 feet.

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

TOWN: The Town of Mazomanie approved the petition on 11/9/2020 with no conditions.