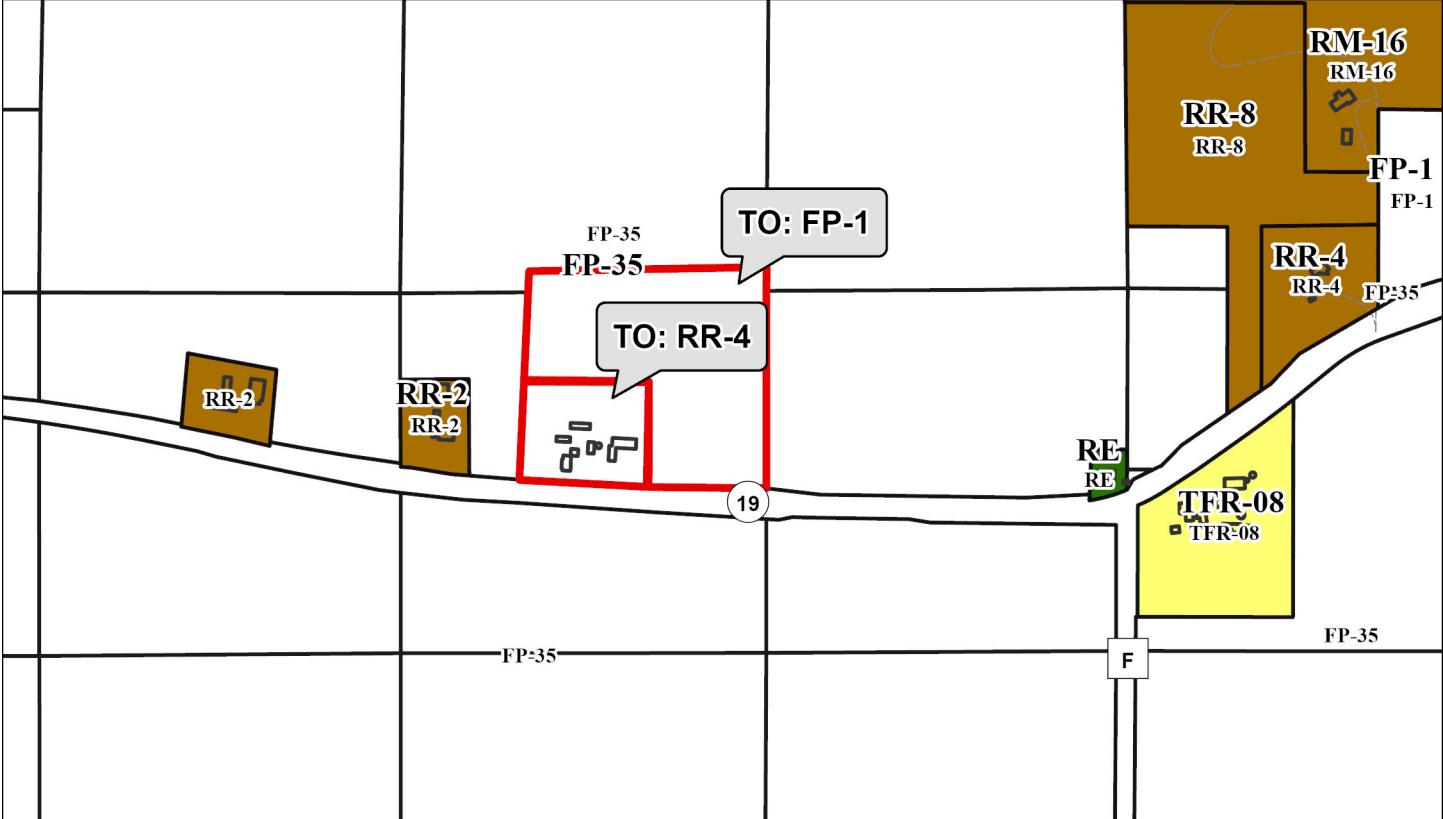


Staff Report  Zoning & Land Regulation Committee	Public Hearing: January 27, 2026 <u>Zoning Amendment Requested:</u> FP-35 Farmland Preservation District TO FP-1 Farmland Preservation District and RR-4 Rural Residential District <u>Size:</u> 11.99,4.01 Acres <u>Survey Required:</u> Yes <u>Reason for the request:</u> Separating existing residence from farmland	Petition 12234 <u>Town, Section:</u> MAZOMANIE, Section 11 <u>Applicant:</u> DUAINE TRAGER FAMILY AND TYLER ENDRES <u>Address:</u> 9874 STATE HWY 19



DESCRIPTION: The Trager family proposes to separate an existing residence from the farmland, as part of a land sale to Tyler Endres. The farmstead would be placed on a 4-acre lot with RR-4 Rural Residential zoning. The remaining 12 acres of farm land would be rezoned from FP-35 to FP-1 because it is under 35 acres in size. A two-lot certified survey map (CSM) would be recorded.

OBSERVATIONS: The proposed lots would meet county ordinance requirements including lot size, public road frontage, building setbacks, and lot coverage by buildings. Note that there are limitations on livestock (maximum one animal unit per acre) in the [RR-4 Rural Residential Zoning District](#).

The property is subject to the Village of Mazomanie's extraterritorial jurisdiction (ETJ) for the land division review.

HIGHWAY ACCESS: A DOT access permit from Highway 19, or a shared access easement will be needed, to allow access to the farm field separate from the residential lot. The RR-4 lot and farm land will be in separate ownership after this land division, so a separate access is preferred. Applicant was advised to contact Scot Hinkle at scot.hinkle@dot.wi.gov / 608.246.5334. DOT staff confirmed no concerns with the rezone and land division proceeding; they are in the process of planning the future access for the FP-1 lot and adjacent farm land further east and a new permit will be issued.

COMPREHENSIVE PLAN: This petition is in the town's Farmland Preservation planning area and is subject to the land use policies related to that designation. This proposal is consistent with the goals, objectives of policies related to the Farmland Preservation planning district. The Town has a Density Policy of 1 home per 40 Acres. The proposal is separating an existing pre-1979 home that does not impact the Town's Density Policy.

For questions about the town plan, contact Senior Planner Curt Kodl at (608) 266-4183 or *Kodl.Curt@danecounty.gov*.

RESOURCE PROTECTION: There are no sensitive environmental features on or affecting the subject property.

TOWN ACTION: The Town Board recommends approval with no special conditions.

STAFF RECOMMENDATION: As noted above, the applicant has confirmed with WisDOT that a field access permit can be secured for the FP-1 lot.

Pending any comments at the public hearing, Staff recommends approval subject to the applicant recording the CSM and the following conditions:

1. A highway access permit shall be obtained from Wisconsin DOT for the FP-1 lot.

Please contact Rachel Holloway at (608) 266-9084 or *holloway.rachel@danecounty.gov* if you have questions about this petition or staff report.