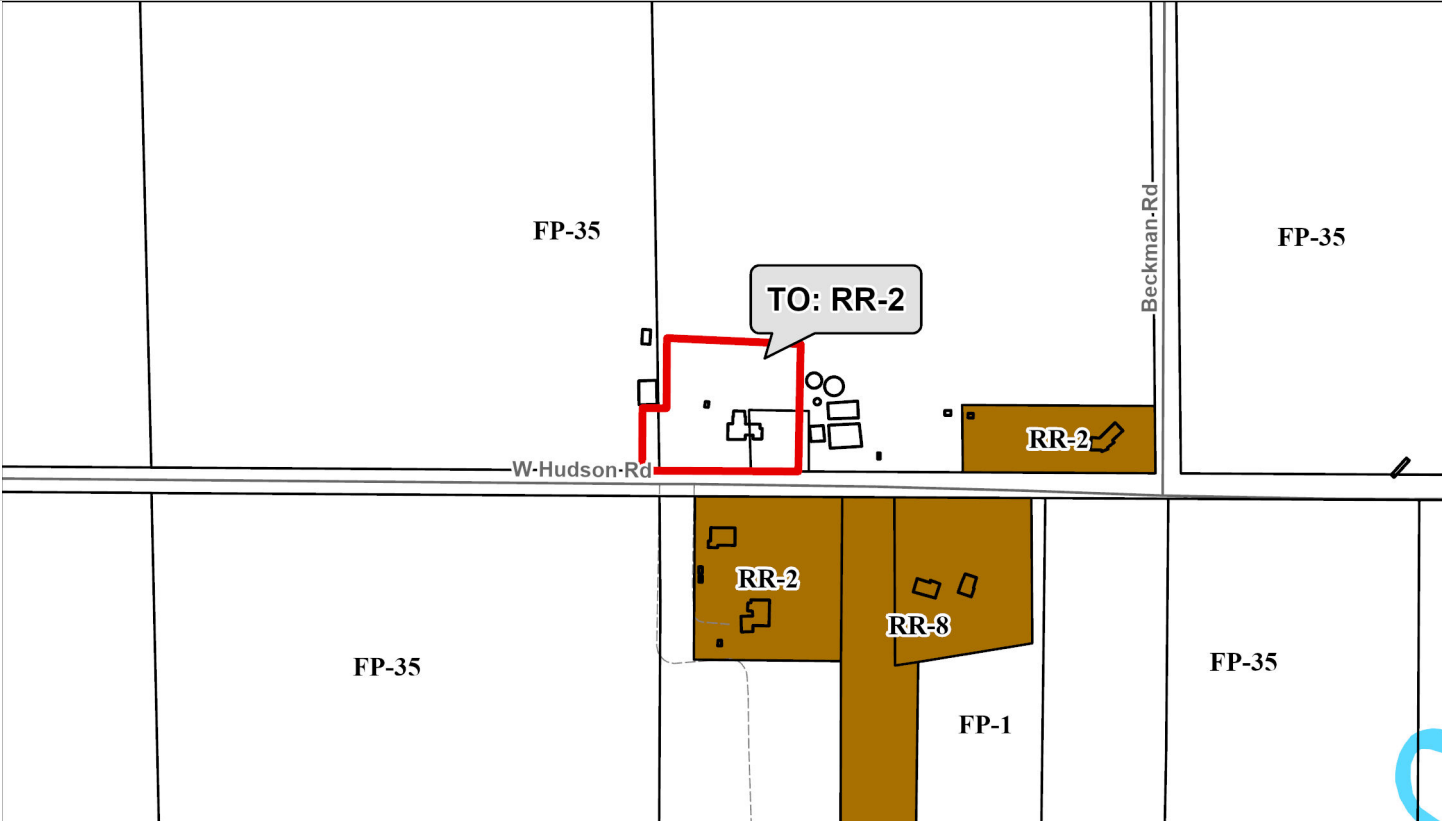


Staff Report  Zoning & Land Regulation Committee	<u>Public Hearing:</u> August 25, 2026		Petition 12316
	<u>Zoning Amendment Requested:</u> FP-35 Farmland Preservation District TO RR-2 Rural Residential District		<u>Town, Section:</u> MAZOMANIE, Section 7
	<u>Size:</u> 2.9 Acres	<u>Survey Required:</u> Yes	<u>Applicant:</u> BARSNESS JT REV TR, TRENT ADAM & KATHARINE KAY
	<u>Reason for the request:</u> Separating existing residence from farmland		<u>Address:</u> 10932 W HUDSON RD



DESCRIPTION: Applicant would like to separate the existing home from the farmland and subsequently get the home on a single parcel as it currently straddles two tax parcels.

OBSERVATIONS: The existing house is located across two separate FP-35 parcels. The larger parcel also contains farm buildings. A horseshoe driveway located on the smaller parcel serves as access to both the residence and the farm. The proposed lot configuration meets county ordinance requirements, including lot size, public road frontage, building setbacks, and lot coverage by buildings, and locates the existing residence on a single lot of record. Unless the owner proposes a new access to serve the existing farm buildings, a shared access agreement should be recorded.

COMPREHENSIVE PLAN: This petition is in the town's Agricultural 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 residential development. The Town of Mazomanie has a 1 home per 40 acres density policy, the proposal is consistent with the density policy (see Density Study).

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 resources within 300 feet of the subject property.

TOWN ACTION: Town Board recommends approval, with no conditions suggested.

STAFF RECOMMENDATION: Staff recommends approval subject to the following:

1. The applicant recording the CSM.
2. The applicant shall either obtain an access permit from the town for a new driveway for the adjacent farm, or record a shared access easement with the CSM.

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