
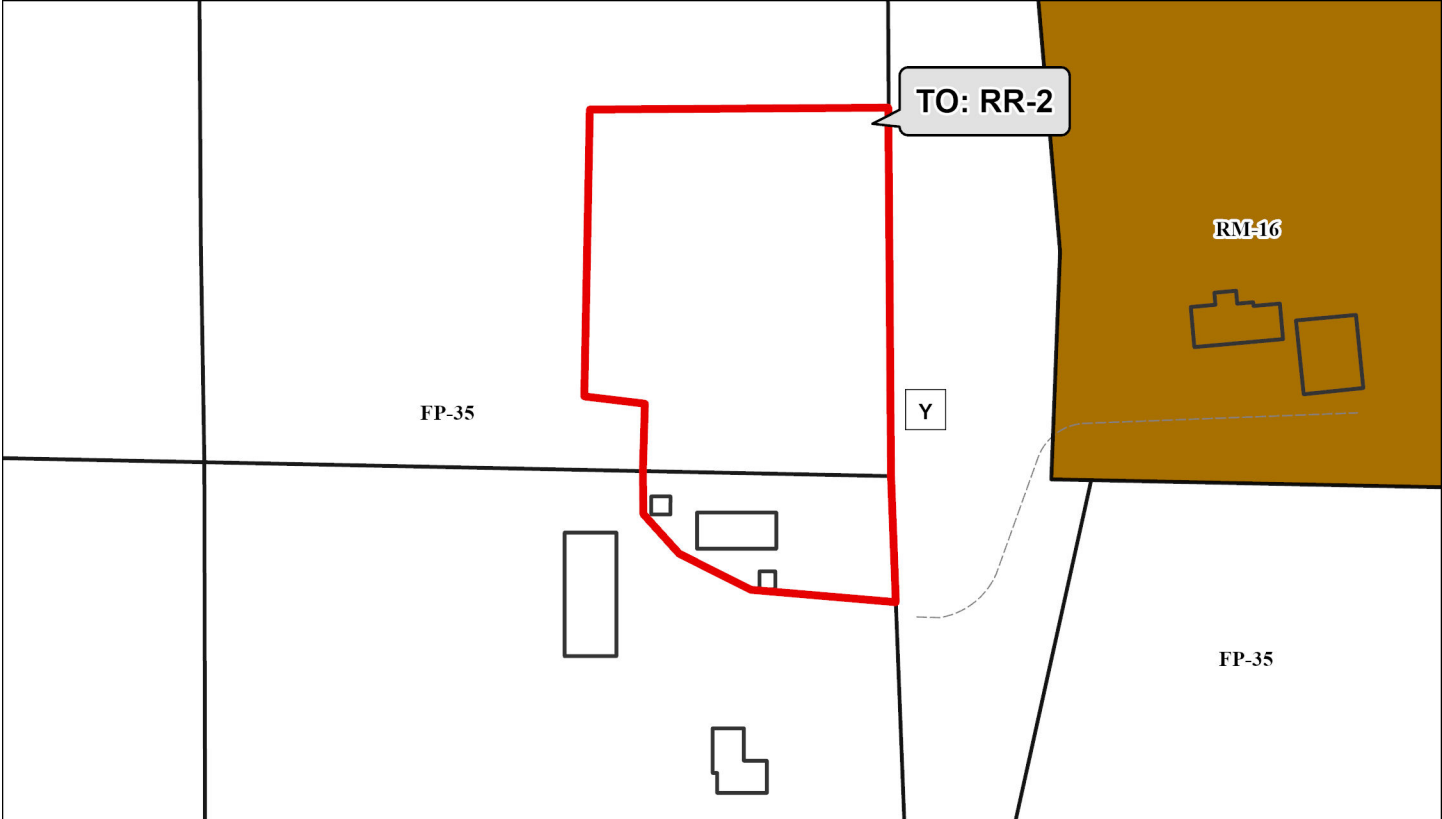


Staff Report  Zoning & Land Regulation Committee	<u>Public Hearing:</u> December 16, 2025		Petition 12222
	<u>Zoning Amendment Requested:</u> FP-35 Farmland Preservation District TO RR-2 Rural Residential District		<u>Town, Section:</u> MAZOMANIE, Section 9
	<u>Size:</u> 2.4 Acres	<u>Survey Required:</u> Yes	<u>Applicant:</u> JOHN AND SUSAN STEEL (c/o ROMAN PUCETTI)
	<u>Reason for the request:</u> Creating one residential lot		<u>Address:</u> 11190 COUNTY HIGHWAY Y



DESCRIPTION: John and Susan Steel would like to create one residential lot, 2.4 acres in size with RR-2 zoning, for their daughter and son-in-law to build on. The lot would contain an existing barn and small agricultural buildings, and would use an existing driveway for access onto County Highway Y.

OBSERVATIONS: The lot appears to meet county ordinance requirements including lot size, public road frontage, and building setbacks. There is no intention of housing livestock in the barn going forward, so the 10-foot setback would apply to the building as a residential accessory building.

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

HIGHWAY ACCESS: A Highway Access Permit will be needed for the residential lot and change of use. Applicant is advised to contact: Kevin Eslick 608-283-1486 / eslick.kevin@danecounty.gov

COMPREHENSIVE PLAN: The proposal is in the Agricultural Preservation Area; the Town has a Density Policy of 1 home per 40 Acres. The proposal is consistent with the Town's Density Policy. Please see the attached Density Study. For questions about the town plan, contact Senior Planner Curt Kodl at (608) 266-4183 or Kodl.Curt@danecounty.gov.

RESOURCE PROTECTION: The northern part of the lot would be in extended/secondary shoreland, due to a perennial stream (unnamed) that runs across the property roughly 125 feet to the north. Staff has no concerns with the proposal.

TOWN ACTION: The Town Board has recommended approval with no conditions.

STAFF RECOMMENDATION: At the advice of Highway staff, Zoning staff recommends that the applicant apply for the Highway access permit prior to approval of the rezoning—this has been done. As noted above, the new lot will contain accessory buildings before a home is built on site. For that reason, we typically recommend a deed restriction to prohibit commercial use of the lot prior to home construction.

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 Dane County Highway Department for the residential lot.
2. A deed restriction shall be recorded on the lot to prohibit commercial use prior to a home being constructed.

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