

Staff Report



Zoning and Land Regulation Committee

Public Hearing: June 27, 2023

Petition 11947

Zoning Amendment Requested:

RR-4 Rural Residential District TO FP-35 Farmland Preservation District, RR-4 Rural Residential District TO RR-2 Rural Residential District, FP-35 Farmland Preservation District TO RR-2 Rural Residential District

Town/Section:

MAZOMANIE, Section 36

Size: 4.29,0.71,1.34 Acres

Survey Required. Yes

Applicant

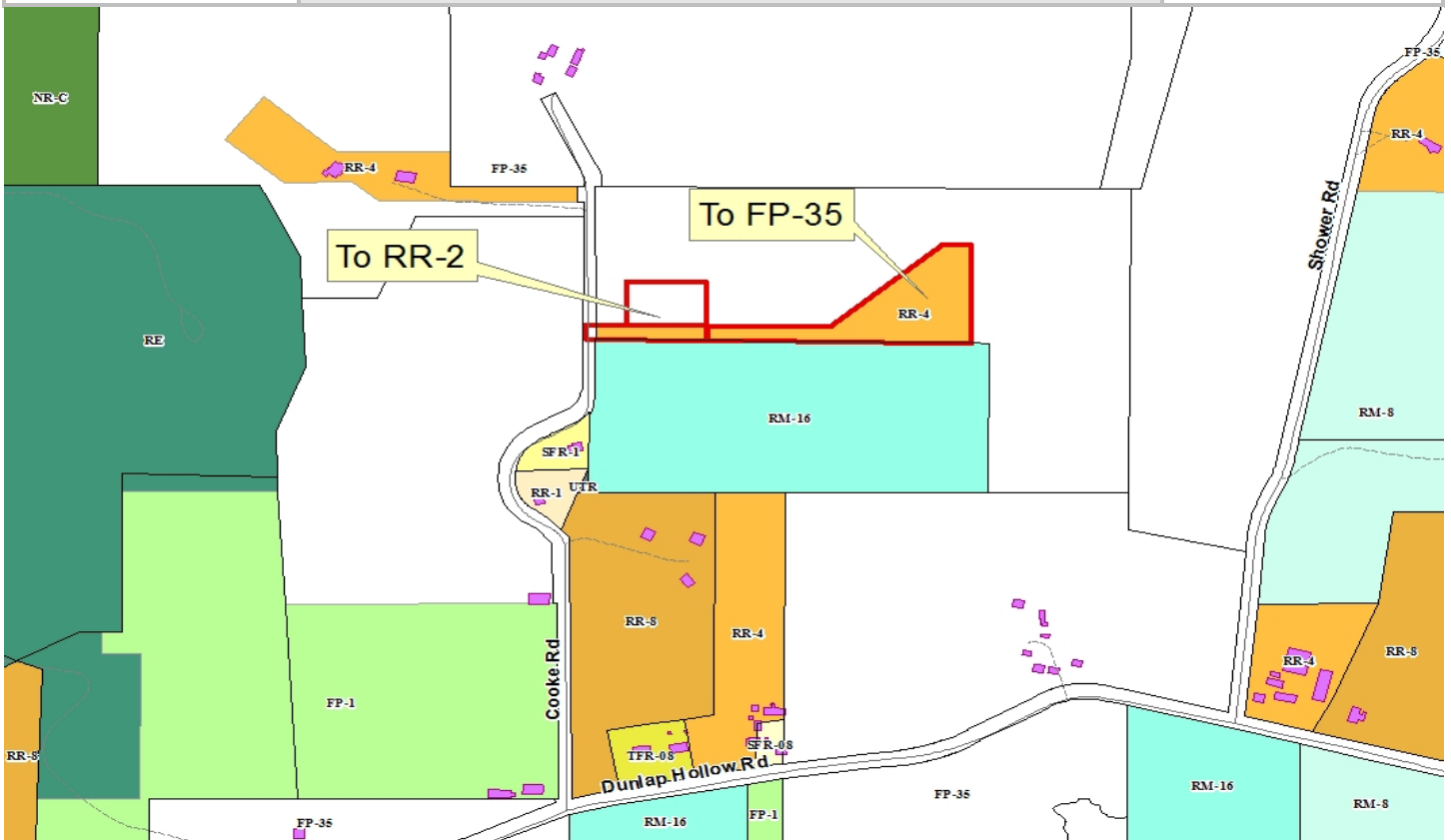
CHRISTOPHER ROHDE-SZUDY & LEONARD SZUDY

Reason for the request:

Reduce the size of a residential lot

Address:

NORTH OF 6474 COOKE RD



DESCRIPTION: Applicant wishes to reduce the size of an existing RR-4 flag lot to a 2.05-acre lot. This would move the home site closer to Cooke Road, making a shorter "flag pole" and reconfiguring the 39.8 acres that they own.

OBSERVATIONS: The proposed lots meet the requirements of the FP-35 and RR-2 zoning districts, including lot size and road frontage. Proposed Lot 2 must have at least 2 acres even if public road right-of-way is dedicated to the public.

TOWN PLAN: The proposal is in the Agricultural Preservation planning area for the Town of Mazomanie. The Town has a 1 home per 40 acres density policy. This proposal is consistent with the Town Plan. (For questions about the town plan, contact Senior Planner Curt Kodl at (608) 266-4183 or kodl@countyofdane.com )

RESOURCE PROTECTION: No resource protection corridors on site. A small portion of proposed Lot 2 near Cooke Road is within shoreland zone due to proximity to an intermittent stream to the west across the road. No concerns with the proposed lot configuration.

TOWN ACTION: On April 10th the Town Board recommended approval of the rezone with no conditions.

STAFF RECOMMENDATION: Pending any comments at the public hearing, staff recommends approval of the rezone with no conditions other than recording the CSM for the new lots. Any questions about this petition or staff report please contact Rachel Holloway at (608) 266-9084 or holloway.rachel@countyofdane.com