
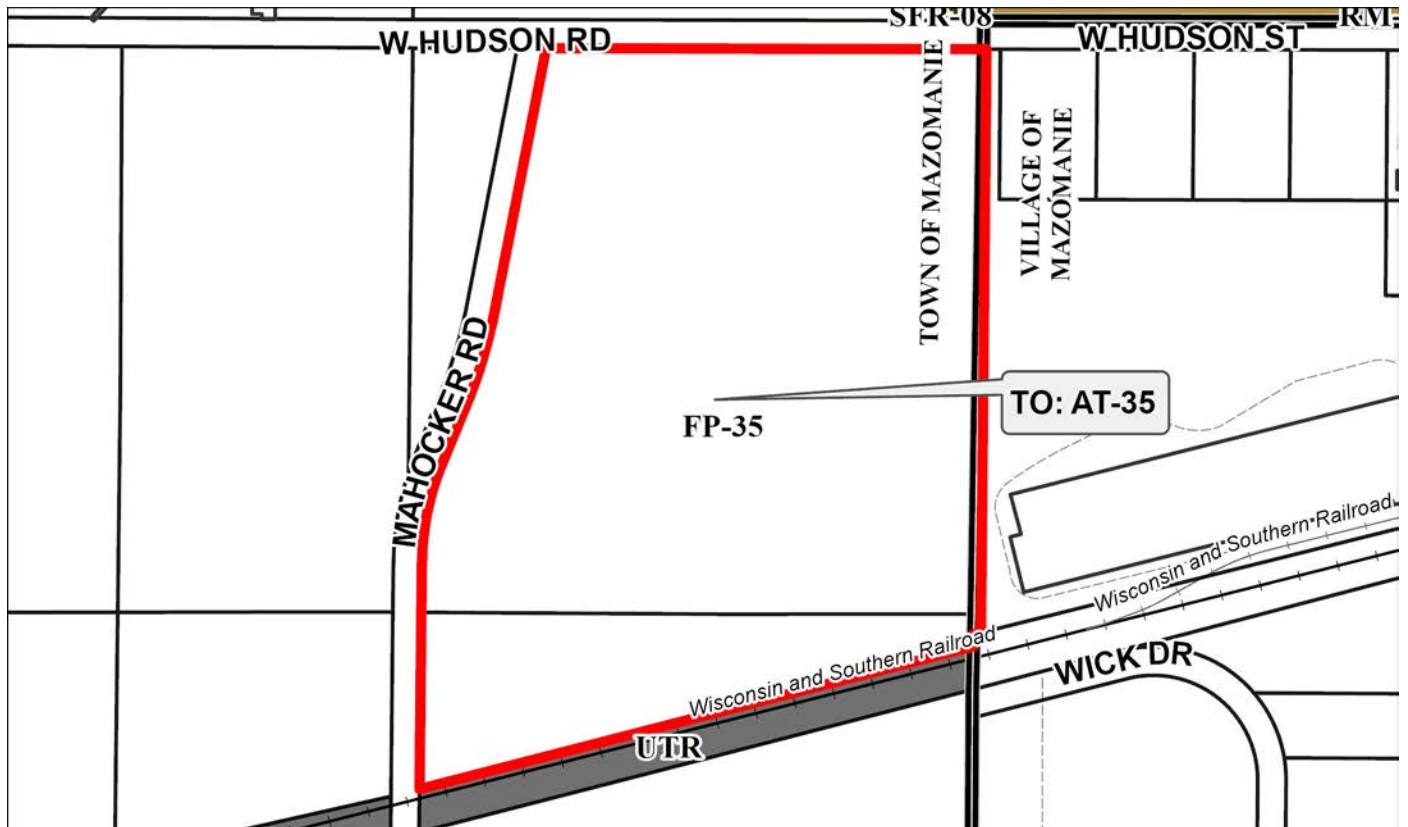


<b>Staff Report</b>    <b>Zoning &amp; Land Regulation Committee</b>	<b>Public Hearing: September 24, 2024</b>		<b>Petition 12097</b>
	<b>Zoning Amendment Requested:</b> <b>FP-35 Farmland Preservation District TO AT-35 Agriculture Transition District</b>		<b>Town, Section:</b> <b>MAZOMANIE, Section 17</b>
	<b>Size: 41.66 Acres</b>	<b>Survey Required: No</b>	<b>Applicant:</b> <b>Town of Mazomanie</b>
	<b>Reason for the request:</b> <b>TOWN-INITIATED BLANKET REZONE OF PROPERTIES FOR CONSISTENCY WITH THE DANE COUNTY FARMLAND PRESERVATION PLAN AND S. 91.38, WISCONSIN STATUTES.</b>		<b>Address:</b> <b>SOUTH OF 10794 HUDSON RD</b>



**DESCRIPTION:** As part of the decennial state recertification of Dane County’s farmland preservation zoning ordinance, the county and participating towns need to make sure county zoning maps comply with s. 91.38, Wis. Stats. This section of statute prohibits farmland preservation zoning in places not also mapped for farmland preservation in the county *Farmland Preservation Plan*. Petition 12097 cleans up such inconsistencies in the Town of Mazomanie zoning map for properties that are planned for something *other* than long term agricultural preservation.

**OBSERVATIONS:** This petition would rezone two tax parcels affecting just one owner. The southern parcel is comprised of the part of tax parcel 080617290007 located north of the Wisconsin and Southern railroad track. Both parcels are in agricultural use, and this use would not be impacted by the rezone. The only difference is that the FP-35 zoning district is state-certified for tax credit purposes and the AT-35 district is not.

**COMPREHENSIVE PLAN:** The proposal is consistent with both the Town and County Comprehensive Plans. For questions about the town plan, contact Senior Planner Curt Kodl at (608) 266-4183 or [kodl.curt@danecounty.gov](mailto:kodl.curt@danecounty.gov).

**RESOURCE PROTECTION:** There are no sensitive environmental features on the property; no development is proposed.

**TOWN ACTION:** The Town Board approved the rezone on August 12, 2024 with no conditions.

**STAFF RECOMMENDATION:** Staff recommends approval with no conditions. Please contact Rachel Holloway at (608) 266-9084 or [holloway.rachel@danecounty.gov](mailto:holloway.rachel@danecounty.gov) if you have questions about this petition or staff report.