

Staff Report



Zoning & Land Regulation Committee

Public Hearing: June 23, 2026

Zoning Amendment Requested:

RM-16 Rural Mixed-Use District TO RR-2 Rural Residential District, RR-4 Rural Residential District, and FP-1 Farmland Preservation District

Size: 2.21,4.5,12.67 Acres

Survey Required: Yes

Reason for the request:

CREATING TWO RESIDENTIAL LOTS (ONE FOR EXISTING HOME) AND ONE AGRICULTURAL LOT

Petition 12294

Town, Section:

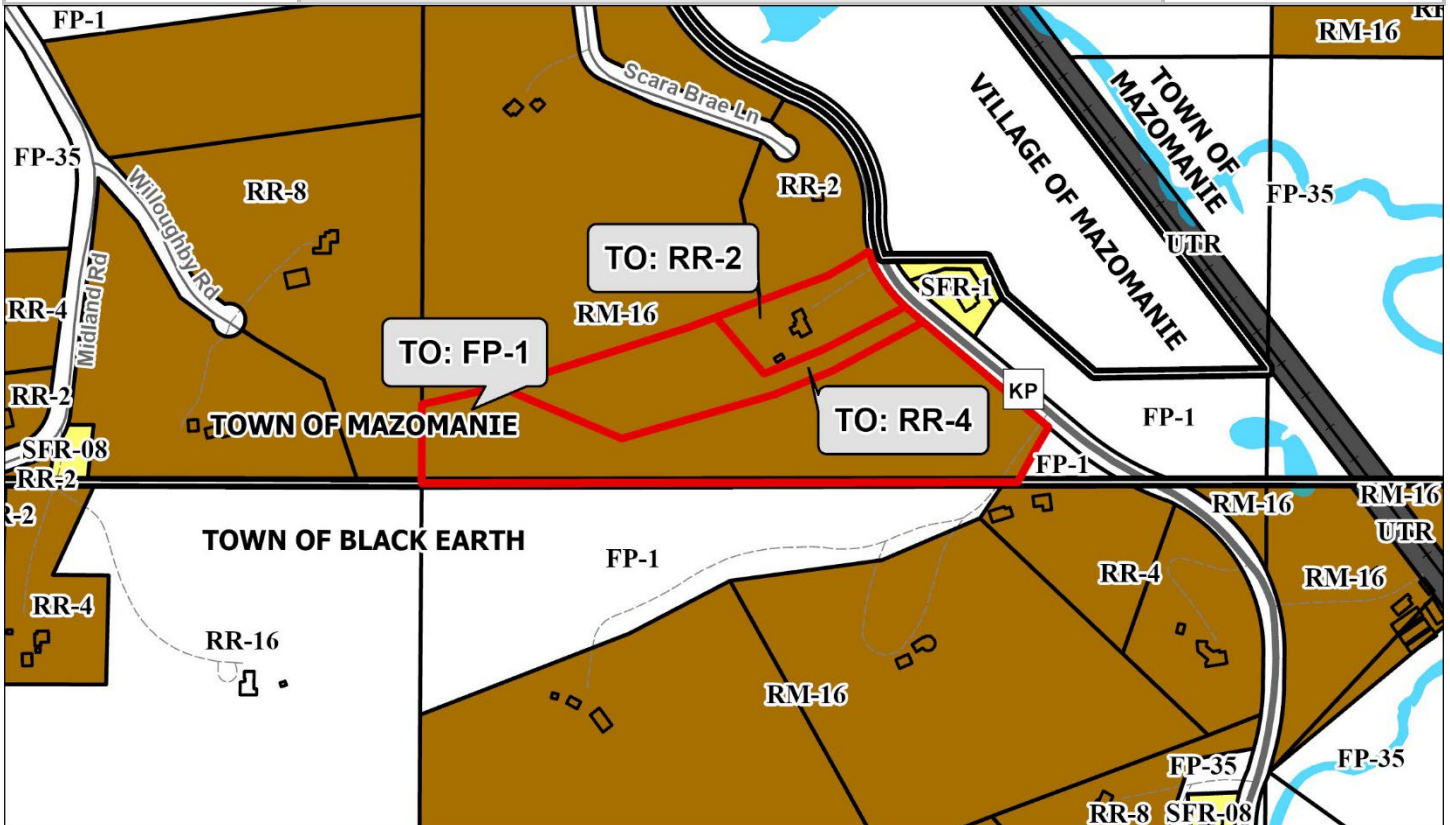
MAZOMANIE, Section 16

Applicant:

EILEEN MEIXELSPERGER-VAN ACKER

Address:

10359 COUNTY HIGHWAY KP



DESCRIPTION: Farm owner Eileen Meixelsperger-Van Acker has passed away. Applicants Kevin and Diane Fisher would like to split the 19.6-acre property into 3 lots: one for the existing house, hobby barn and shed (2.2 acres with RR-2 zoning), one 4.5-acre lot with RR-4 zoning for a future build, and one 12.6-acre lot with FP-1 zoning for tillable land.

OBSERVATIONS: The proposed lot configuration meets county ordinance requirements including lot size, public road frontage, building setbacks, and lot coverage by buildings.

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

HIGHWAY ACCESS: An access permit is required for the new lot configuration. Applicants are working with Kevin Eslick, for questions contact Kevin at 608-283-1486 / eslick.kevin@danecounty.gov. From Dane County Highway:

CTH KP is not a controlled access highway. A Permit to Access is required from the Highway Department. This will serve 1 single-family residences and all surrounding agricultural lands. No new additional access will be permitted on CTH KP due to reconfiguration of lots. Any future change of use, reconstruction, or modifications of the access requires a permit from the Highway Department. Estimate increase of traffic to be 10 trips per day due to rezone.

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 for parcels under 35 acres (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 on the subject property. It appears that portions of Lots 1 and 2 are subject to secondary shoreland zoning due to proximity to Lake Marion to the NE across the highway. Soils may contain hydric inclusions which is not a concern but the landowner should be aware for future building planning.

TOWN ACTION: Approved with no conditions.

STAFF RECOMMENDATION: Based on the density study, the proposal would exhaust the remaining density rights on the farm. With the remaining land being rezoned to FP-1, and the documentation in this petition's density study and staff report, staff does not see a need to require a deed restriction to document that no splits remain on the FP-1 land.

Pending any comments at the public hearing, Staff recommends approval with the following conditions:

1. Applicant to obtain a Highway Access Permit from Dane County Highway.

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