
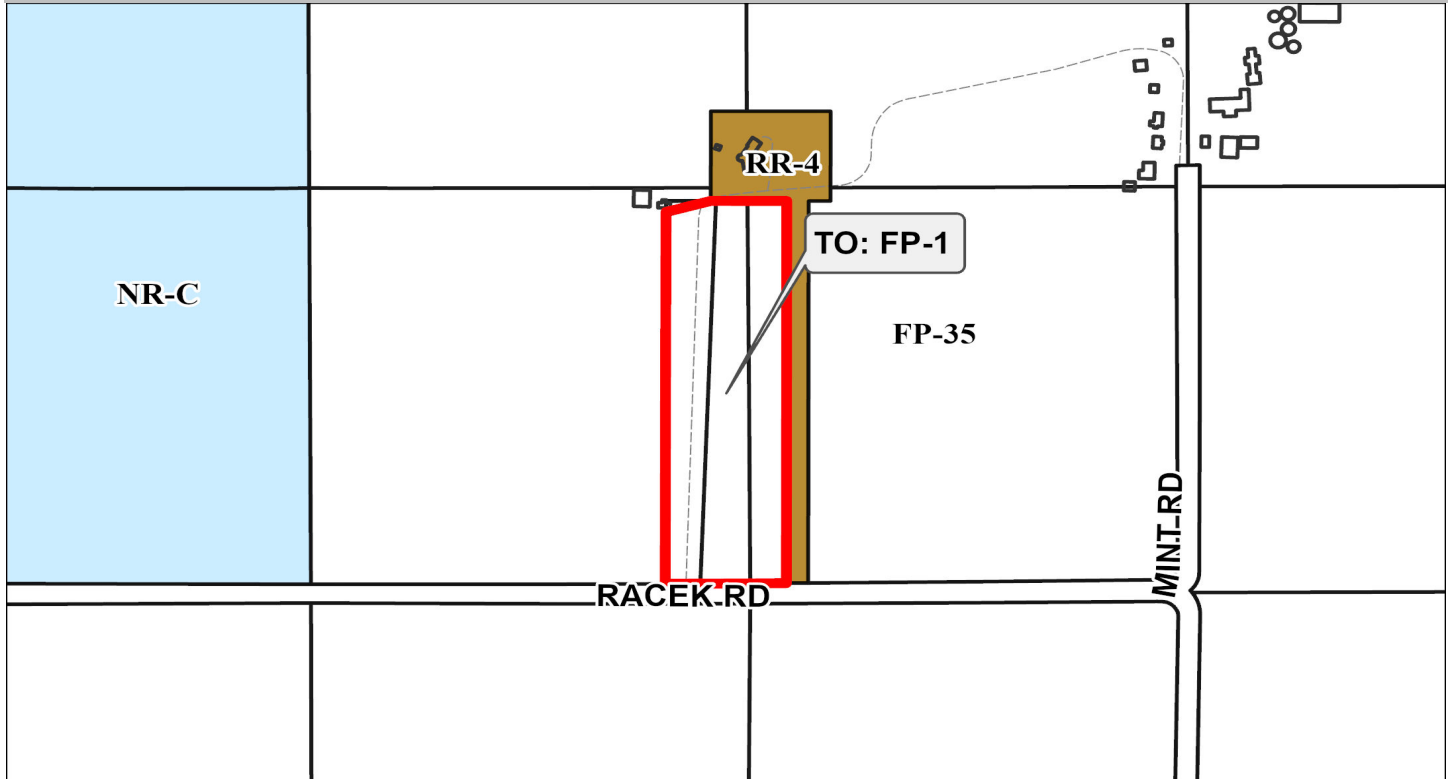


Staff Report  Zoning and Land Regulation Committee	Public Hearing: May 28, 2024		Petition 12030
	<u>Zoning Amendment Requested:</u> FP-35 Farmland Preservation District TO FP-1 Farmland Preservation District		<u>Town/Section:</u> MAZOMANIE, Section 34
	<u>Size:</u> 10.8 Acres	<u>Survey Required:</u> Yes	<u>Applicant:</u> M G C CORP
	<u>Reason for the request:</u> creating an agricultural lot in order to correct a land division violation.		<u>Address:</u> WEST OF 6539 MINT RD ALONG RECEK RD



DESCRIPTION: Michael Kindschi requests a rezoning of 10.6 acres of land from FP-35 to FP-1 to create a separate agricultural lot. The proposal would correct a land division violation, since the land was separated off from adjacent farm land owned by M G C Corp.

OBSERVATIONS: The proposed lot meets the requirements of the FP-1 zoning district and county ordinances, including lot size and public road frontage.

COMPREHENSIVE PLAN: The property is within a Farmland Preservation Area under the *Town of Mazomanie/ Dane County Comprehensive Plan*. Because FP-1 zoning will not allow for nonfarm or residential uses, the town’s residential density cap does not apply. The petition appears consistent with the adopted comprehensive plan. (For questions about the town plan, contact Senior Planner Curt Kodl at (608) 266-4183 or kodl@countyofdane.com)

RESOURCE PROTECTION: There are no sensitive environmental features on the subject property. No new development is proposed.

TOWN ACTION: On March 11, 2024 the Town Board recommended approval of the petition with no special conditions.

STAFF RECOMMENDATION: Staff recommends approval of the rezone petition subject to the applicants recording a certified survey map for the lot. Any questions about this petition or staff report please contact Rachel Holloway at (608) 266-9084 or holloway.rachel@countyofdane.com