
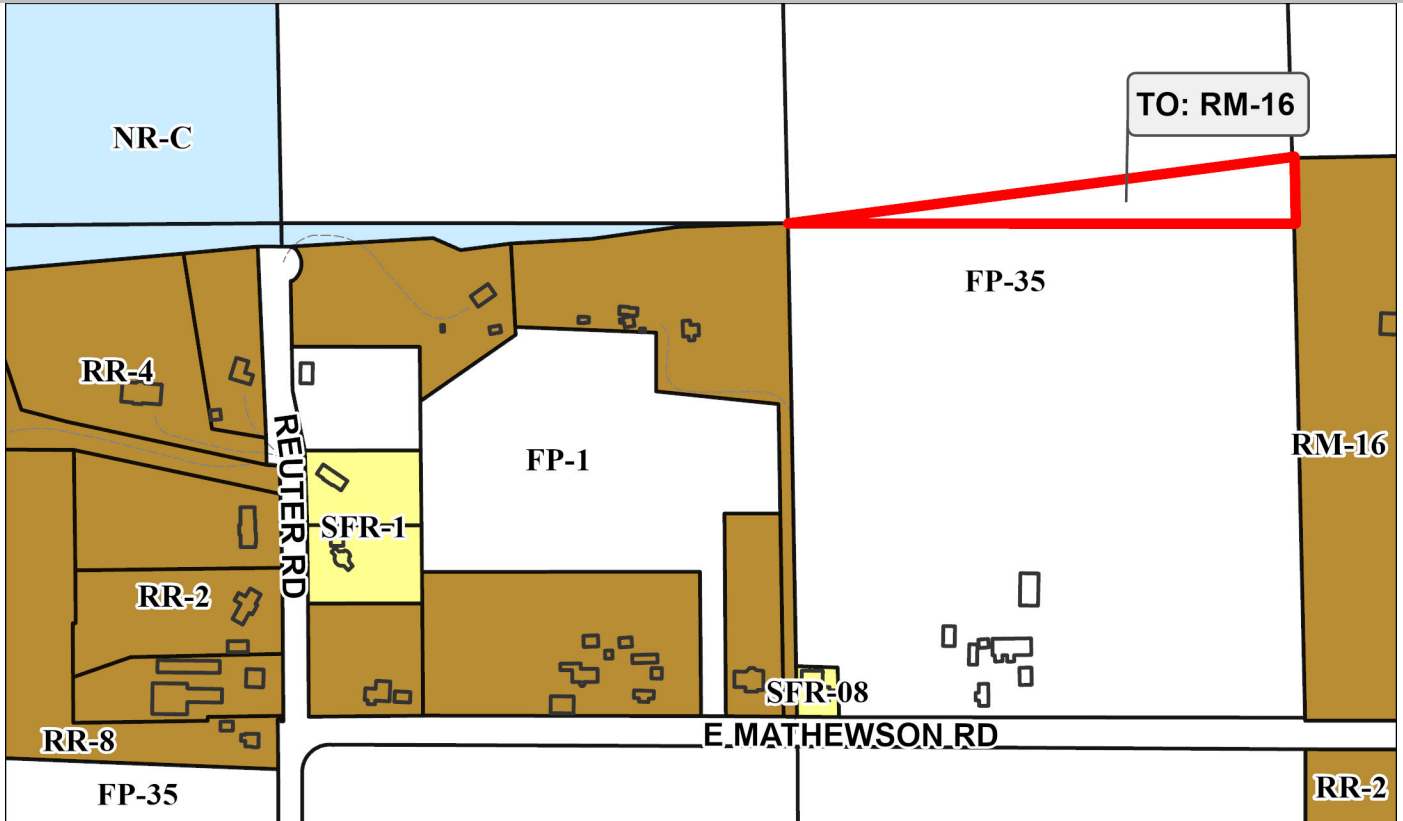


Staff Report  Zoning and Land Regulation Committee	Public Hearing: March 26, 2024		Petition 12025
	<u>Zoning Amendment Requested:</u> FP-35 Farmland Preservation District TO RM-16 Rural Mixed-Use District		<u>Town/Section:</u> MAZOMANIE, Section 3
	<u>Size:</u> 2.6 Acres	<u>Survey Required:</u> Yes	<u>Applicant:</u> AARYN & KALI HANDEL
	<u>Reason for the request:</u> EXPAND SIZE OF EXISTING LOT		<u>Address:</u> 10146 MATHEWSON RD



DESCRIPTION: Aaryn and Kali Handel propose a rezoning in order to add additional lands from the family farm to their existing residential/agricultural lot. The proposal would add a triangular piece of land to an existing RM-16 certified survey map lot (Lot 1 CSM #15789 recorded in 2021) located immediately to the east. A new CSM will be recorded.

The triangular piece of land is unfarmed land that was deeded between individuals in the family in December 2024 and was noticed as an illegal land division. This petition and the new CSM will correct the violation by bringing the properties into compliance with Dane County’s zoning and land division ordinances.

OBSERVATIONS: The proposed lot expansion would meet the requirements of the RM-16 zoning district. While it would have an unusual configuration, the lot size and layout are acceptable.

The property is subject to the Village of Mazomanie’s extraterritorial jurisdiction for land division reviews.

COMPREHENSIVE PLAN: The property is within an agricultural preservation area as defined in the town/county comprehensive plan. The proposed expansion of the existing rural residential parcel appears consistent with comprehensive plan policies. (For questions about the town plan, contact Senior Planner Curt Kodl at (608) 266-4183 or kodl@countyofdane.com)

RESOURCE PROTECTION: The parcel is entirely subject to shoreland zoning, and part of it to floodplain overlay zoning, due to an intermittent stream (drainage way) that runs across the parcel and around the edge of the farm field that lies to the north. The property is also within mapped floodplain (Zone A). Staff has no concerns; no development is proposed.

TOWN ACTION: On February 12, 2024 the Town Board recommended approval with no special conditions.

STAFF RECOMMENDATION: Pending any comments at the public hearing, staff recommends approval of the petition subject to the applicants recording the CSM for the new lot boundary.

Any questions about this petition or staff report please contact Rachel Holloway at (608) 266-9084 or holloway.rachel@countyofdane.com