

## Town of Mazomanie Land Plan Commission Meeting

### Minutes

May 1, 2006

Present from the Commission were Ric Henn, Stan Beuthin, Rick Wipperfurth and Jim McSweeney, Evan McAteer (late)

Others present: Nancy Doyle Norslien, Eric Schultz, Janice Faga, Kendall Kahl, Roy Maier

The meeting was called to order at 7:03 pm by Chairman Ric Henn. It was duly posted.

Motion to approve the April 3, 2006 meeting minutes by Stan Beuthin, second by Ric Wipperfurth. Approved 4-0.

Motion to approve site plan for 20X26' addition to the east of the home of Nancy Doyle-Norslien at 10919 County Hwy Y by Ric Wipperfurth, second by Stan Beuthin. Approved 5-0.

Kendall Kahl (realtor for the Maiers) and Roy Maier described plans to rezone parcel # 0806-132-8500-2 from A1 to A2 and then sell it as a hobby farm. Motion by Wipperfurth, second by Beuthin to approve rezone petition #9523. Approved 5-0.

Janice Faga attended the meeting to discuss possible splits on the property owned by Carter Hudson LLC on Carter Road. Faga had a density study done by Dane County and it was determined that there are 5 splits on the property in the Town of Mazomanie as well as 1 split on a landlocked parcel in the Town of Black Earth. Faga asked about the possibility of the Town putting a road into these sites and members of the Commission told her that it has been the general policy of the town to deny new town roads. Faga said that she would probably sell the house and shed (formerly Vince Wendt's) as one site and put the other 5 homesites up against the hill. Commission members noted that a shared driveway agreement is preferred for clustered new homesites and also explained the requirement that each homesite has a flag (a 66' frontage) on to Carter Road. There was also discussion about the fact that even though one homesite is in the Town of Black Earth the driveway to that road will have to come through the Town of Mazomanie (as will the flag to Carter Road) so the Town will have to part of the rezone and site approval for that lot as well.

Eric Schultz came and talked about a purchase on Beckman Road wanted to be assured that as an A2 parcel it was buildable.

Set next meeting date: June 5, 2006

The meeting was adjourned at 8:20pm.