



Staff Report

Public Hearing: **June 26, 2018**

Petition: **Petition 11295**

Zoning Amendment:
A-1EX Agriculture District TO RH-2 Rural Homes District

Town/sect:
**BLACK EARTH,
Section 20**

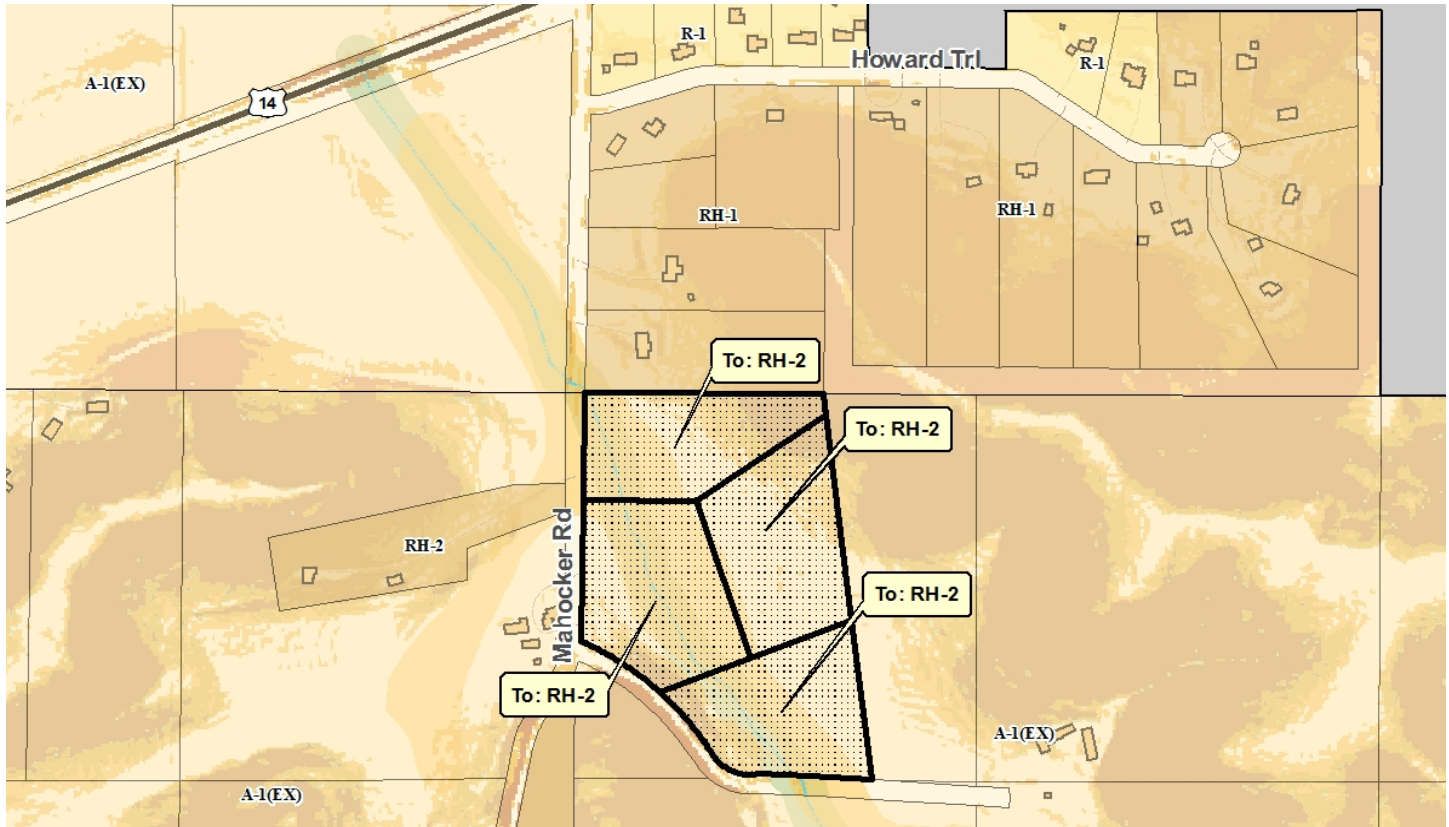
Zoning and Land Regulation Committee

Acres: 22.37
Survey Req. Yes

Applicant
LEFTYLAND LLC

Reason:
Creating four residential lots

Location:
5556 MAHOCKER RD



DESCRIPTION: The applicant is requesting approval to create 4 residential lots.

OBSERVATIONS: The site is adjacent to a town subdivision and adjacent to the Village of Mazomanie. Land uses to the south and west include agriculture, open space and scattered rural development. The majority of the property is wooded with 10% slopes. There are 30% slopes along the edge of Misty Valley Road that may cause difficulties with access to the southerly lots. No sensitive environmental features observed other than a non-navigable storm waterway.

TOWN PLAN: The property is in the Farmland Preservation Area in the town and county comprehensive plans. Town density policy is 1 dwelling unit per 35 acres. See attached Density Study. If approved, two housing density rights will remain on the original 198-acre farm.

RESOURCE PROTECTION: There is the indication of an intermittent stream on site; navigability determination has shown that it is not navigable. Some small resource protection related to steep slopes.

STAFF: The rezone appears to be consistent with the policies of the town comprehensive plan. The easterly lot does conform to the land division regulation due to lack of road frontage. A variance will be needed from Chapter 75, Land Division Regulations, to create the lot as presented. As an alternative, the petitioner may request approval of a shared access agreement as provided for under Chapter 75.19(8). It is recommended that the petitioner obtain approval of the land division waivers prior to ZLR Committee action on the petition.

TOWN: The Town has approved the petition with no conditions.