
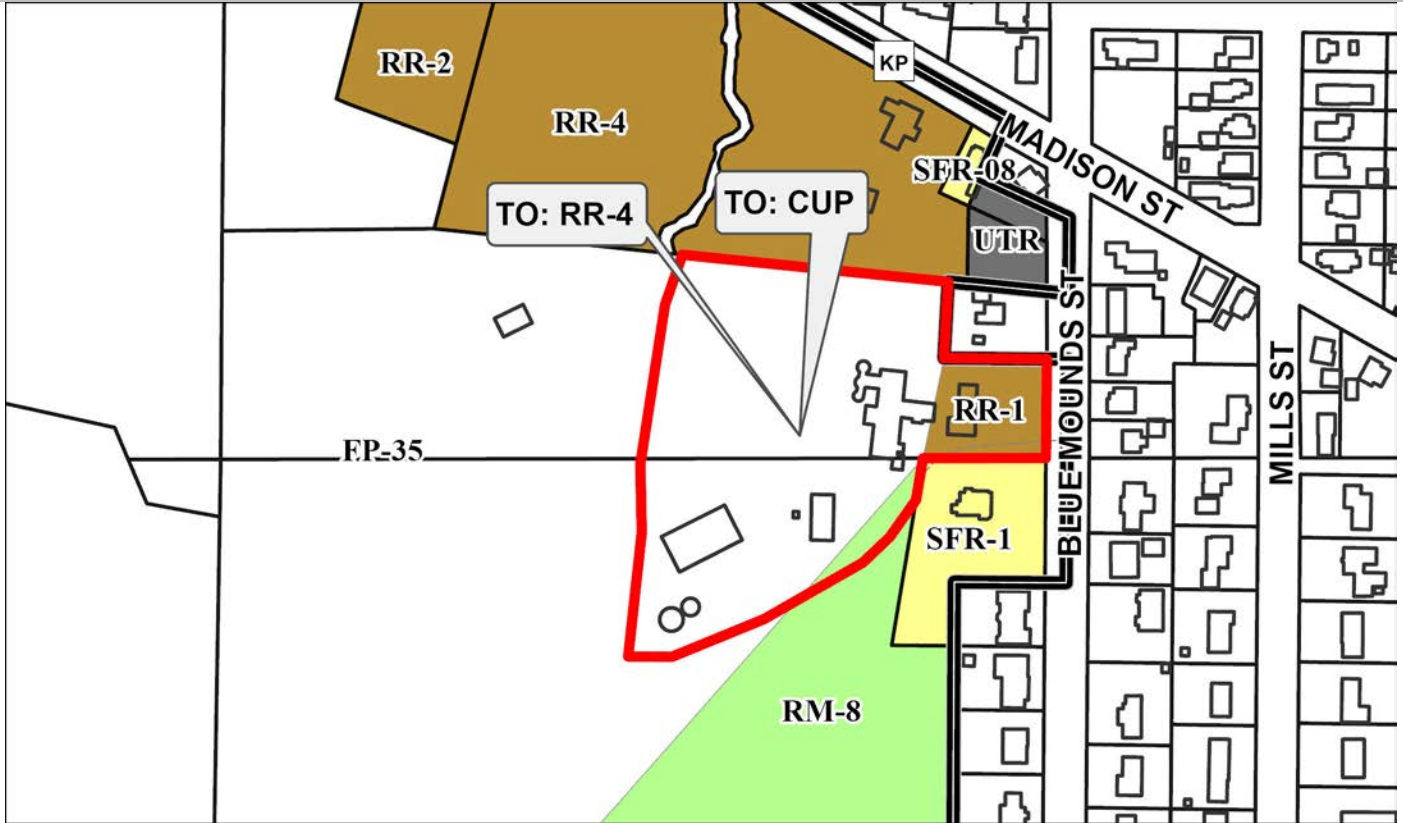


<b>Staff Report</b>  <b>Zoning &amp; Land Regulation Committee</b>	<u>Public Hearing:</u> <b>November 19, 2024</b>	<b>Petition 12117</b>	
	<u>Zoning Amendment Requested:</u> <b>RR-1 Rural Residential, RM-8 Rural Mixed-Use, and FP-35 Farmland Preservation Districts TO RR-4 Rural Residential District</b>		
	<u>Size:</u> <b>0.6,0.15,5.1 Acres</b>	<u>Survey Required:</u> <b>Yes</b>	<u>Town, Section:</u> <b>BLACK EARTH, Section 26</b>
	<u>Reason for the request:</u> <b>separating farm buildings from farmland</b>		<u>Applicant:</u> <b>VILLAGE EDGE LLC</b>
		<u>Address:</u> <b>NORTH OF 1704 BLUE MOUNDS STREET</b>	



**DESCRIPTION:** Barb Parrell of Village Edge LLC would like to separate the existing farm buildings from the rest of the farm, in order to create one new lot with RR-4 zoning that could accommodate a future home site.

The property is part of a larger beef cattle farm operation with up to 50 head of cattle, which are primarily kept out to pasture on the adjacent farm land but they are brought over to this part of the farm to be fed. Because of this, the applicant has also submitted a separate conditional use permit ([CUP 2644](#)) requesting animal/ livestock use exceeding one animal unit per acre on this lot (not to exceed 50 animals).

**OBSERVATIONS:** The proposed lot meets county ordinance requirements including minimum lot size, lot width, public road frontage, building setbacks and lot coverage by buildings. In the RR-4 zoning district any accessory building housing livestock must be at least 50 feet from the side lot line of any parcel in a Residential, Rural Residential or Hamlet zoning districts, and 10 feet from any other side lot line. The only adjacent residentially-zoned land is located to the north, and to the south along Blue Mounds Street. The applicant will continue to own the surrounding FP-35 and RM-8 farm land and the SFR-1 zoned lot immediately to the south.

The farm property currently shares a driveway with the adjacent residential lot addressed at 1704 Blue Mounds Street (Lot 1 CSM 9259, parcel 080635280029). A shared driveway easement will be needed for the new lot, the home at 1704 Blue Mounds Street, and the adjacent farm land.

The property is within the Village of Black Earth's extraterritorial jurisdiction for the land division review.

**COMPREHENSIVE PLAN:** Although adjacent to the Village of Black Earth, the request is in the Agricultural Preservation Planning District. The Town of Black Earth has a 1 home per 35 acres density policy. The request is consistent with the Town's Comprehensive Plan and density policy, please see the attached density study. For questions about the town plan, contact Senior Planner Curt Kodl at (608) 266-4183 or [Kodl.Curt@danecounty.gov](mailto:Kodl.Curt@danecounty.gov).

**RESOURCE PROTECTION:** The subject property contains FEMA floodplain and DNR mapped wetlands, generally located behind the largest cluster of farm buildings (see map included in the rezone petition). Vermont Creek and constructed drainageways are located on the farmland immediately to the west. No new construction is proposed at this time. Any additional development on site would be subject to shoreland-wetland zoning permitting, if applicable depending on the location of any proposed new building.

**TOWN ACTION:** Pending (town board meeting scheduled for November 14<sup>th</sup>).

**STAFF RECOMMENDATION:** Staff recommends postponement on ZLR Committee action, per the committee's adopted rules and procedures. Pending town action, and any comments at the public hearing, staff would recommend approval subject to the applicants recording the CSM and the following conditions:

1. A shared driveway easement shall be recorded for the new lot, the home at 1704 Blue Mounds Street, and the adjacent farm land.

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