
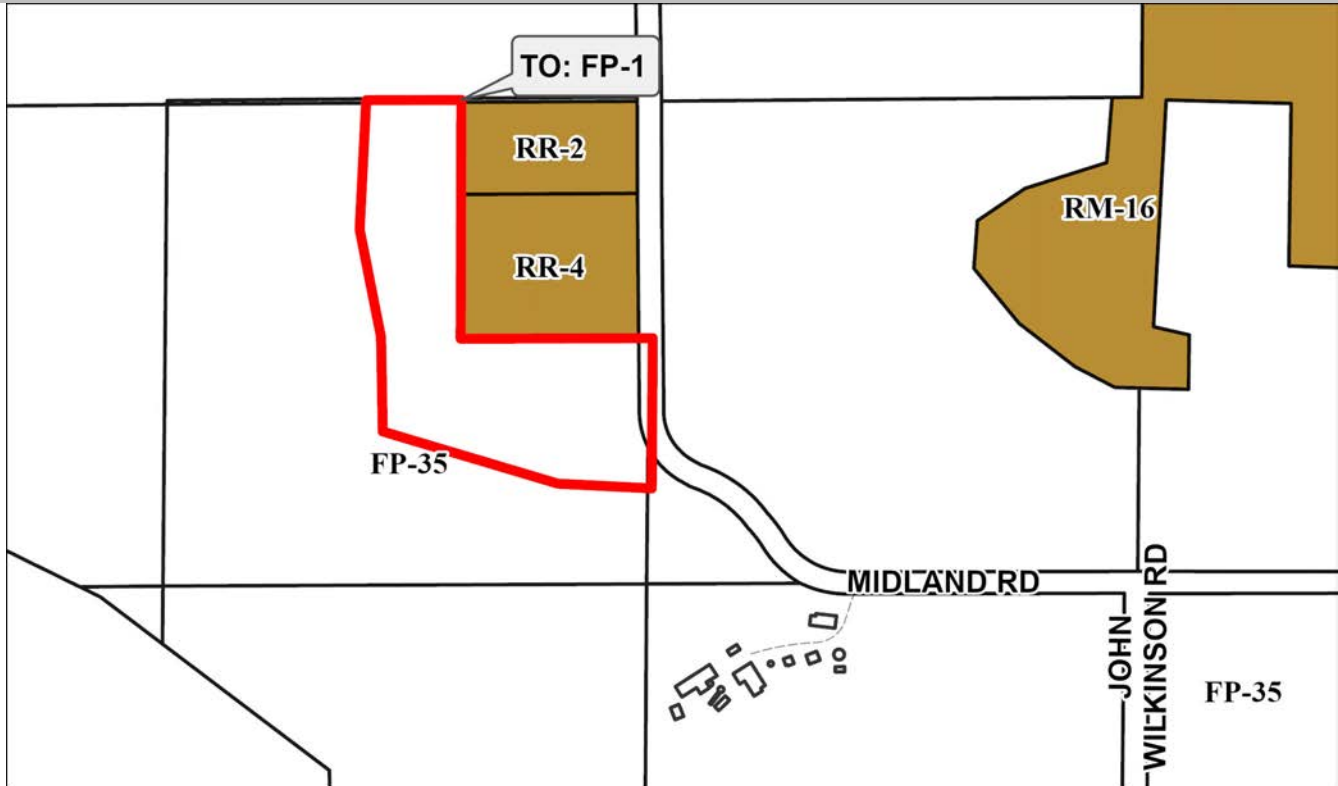


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| <b>Staff Report</b><br><br><b>Zoning &amp; Land Regulation Committee</b> | <u>Public Hearing:</u> <b>December 17, 2024</b>  |                                    | <b>Petition 12119</b>                                     |
|   | <u>Zoning Amendment Requested:</u><br><b>FP-35 Farmland Preservation District TO FP-1 Farmland Preservation District</b> |                                    | <u>Town, Section:</u><br><b>BLACK EARTH, Section 21</b>   |
|   | <u>Size:</u> <b>9.47 Acres</b>   | <u>Survey Required:</u> <b>Yes</b> | <u>Applicant:</u><br><b>DOLORES C FLOGEL SURVIVORS TR</b> |
|   | <u>Reason for the request:</u><br><b>Creating an agricultural lot</b>  |                                    | <u>Address:</u><br><b>NORTHWEST OF 10477 MIDLAND ROAD</b> |



**DESCRIPTION:** Applicant Steve Flogel of the Dolores C. Flogel Survivors Trust would like to create one agricultural lot, in order to sell it to one of the beneficiaries of the trust before the rest of the property is sold. The lot would be separated via certified survey map (CSM), and would be 9.5 acres in size with FP-1 zoning.

**OBSERVATIONS:** The proposed lot meets county ordinance requirements including lot width and public road frontage. The property is within the Village of Mazomanie’s extraterritorial jurisdiction for land division reviews.

**COMPREHENSIVE PLAN:** The request is in the Agricultural Preservation Planning District. The Town of Black Earth has a 1 home per 35 acres density policy. As there is no requested buildable lot, so the request is consistent with the Town’s Comprehensive Plan and density policy. 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:** There are no sensitive environmental features on or within 300 feet of the subject property. No new development is proposed with this petition.

**TOWN ACTION:** On November 14<sup>th</sup> the Town Board recommended approval with no special conditions.

**STAFF RECOMMENDATION:** Pending any comments at the public hearing, staff recommends approval of the rezone with no conditions other than recording the CSM to create the lot. 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.