
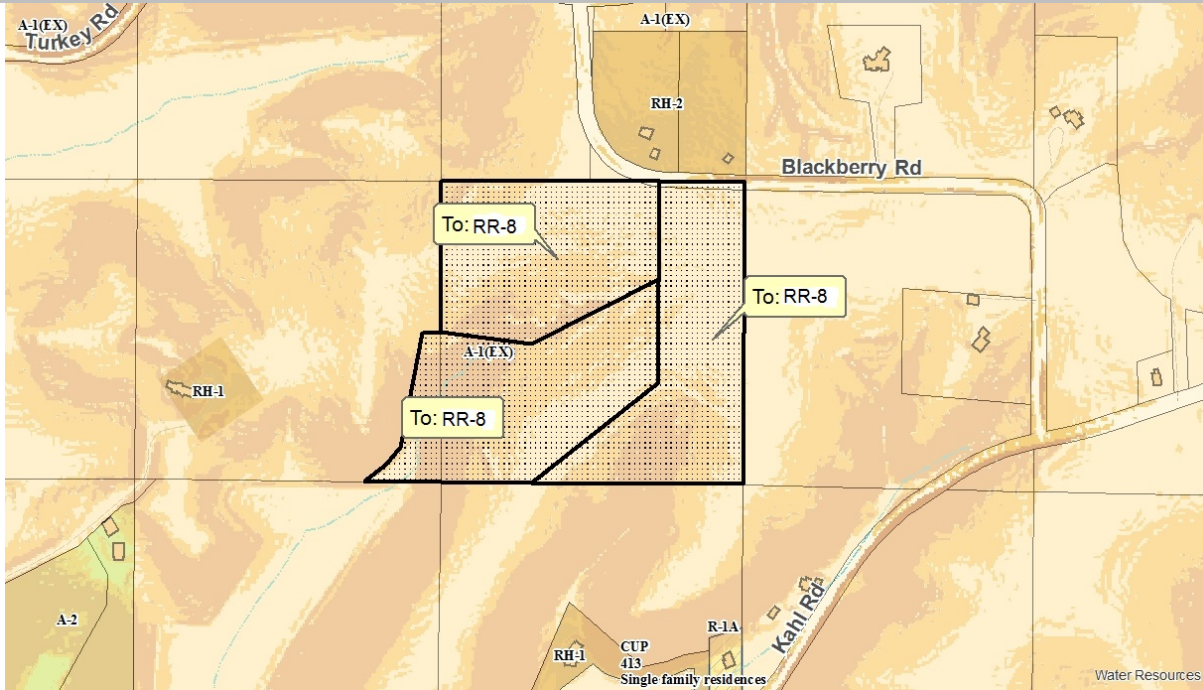


Staff Report  Zoning and Land Regulation Committee	<i>Public Hearing:</i> November 26, 2019		Petition 11490
	<i>Zoning Amendment Requested:</i> A-1EX Agriculture District TO RR-8 (Rural Residential, 8 to 16 acres) District		<i>Town/Section:</i> BLACK EARTH, Section 25
	<i>Size:</i> 42 Acres	<i>Survey Required:</i> Yes	<i>Applicant</i> ALLAYNE C TURK
	<i>Reason for the request:</i> CREATING THREE RESIDENTIAL LOTS		<i>Address:</i> SOUTHWEST OF BLACKBERRY ROAD



DESCRIPTION: The applicant would like to create three new residential lots on 42 acres in order use up and consolidate the remaining housing density rights for the adjacent farms.

OBSERVATIONS: One of the proposed lots has no road frontage. This petition would use up the splits available to two adjacent farmsteads that are both owned by the applicant. See the two attached density studies.

TOWN PLAN: The property is in the Agricultural Preservation planning area, the Town uses a one dwelling unit per 35 acres density policy and the Town has a density Transfer policy.

RESOURCE PROTECTION: There appear to be some slopes over 20% on parts of all three lots, home siting will be critical.

STAFF: The proposal appears to be consistent with the Town comprehensive plan. Staff recommends deed restricting the balance of the applicant’s Black Earth owned land(A-1(EX) parcels 0806-254-9000-8, 0806-254-8501-4, and 0806-253-9702-0, to “Prohibit further residential development” as all of the splits will be used up if the petition is approved. Due to the lack of frontage of one of the lots, a shared driveway agreement will be required to be recorded with the Register of Deeds pursuant to Dane County Land Division ordinance 75.19(8)

TOWN: The Town Board has approved this petition with the requirement that the applicant record a joint driveway agreement for the three lots.

Any questions: contact Curt Kodl (608)266-4183 or kodl@countyofdane.com