

Staff Report
**Zoning and
Land Regulation
Committee**

Public Hearing: **August 24, 2021**

Zoning Amendment Requested:

FP-35 Farmland Preservation District TO RM-8 Rural Mixed-Use District, FP-35 Farmland Preservation District TO RM-16 Rural Mixed-Use District

Size: **13.72,34.18 Acres**

Survey Required: **Yes**

Reason for the request:

Creating two residential lots

Petition 11730

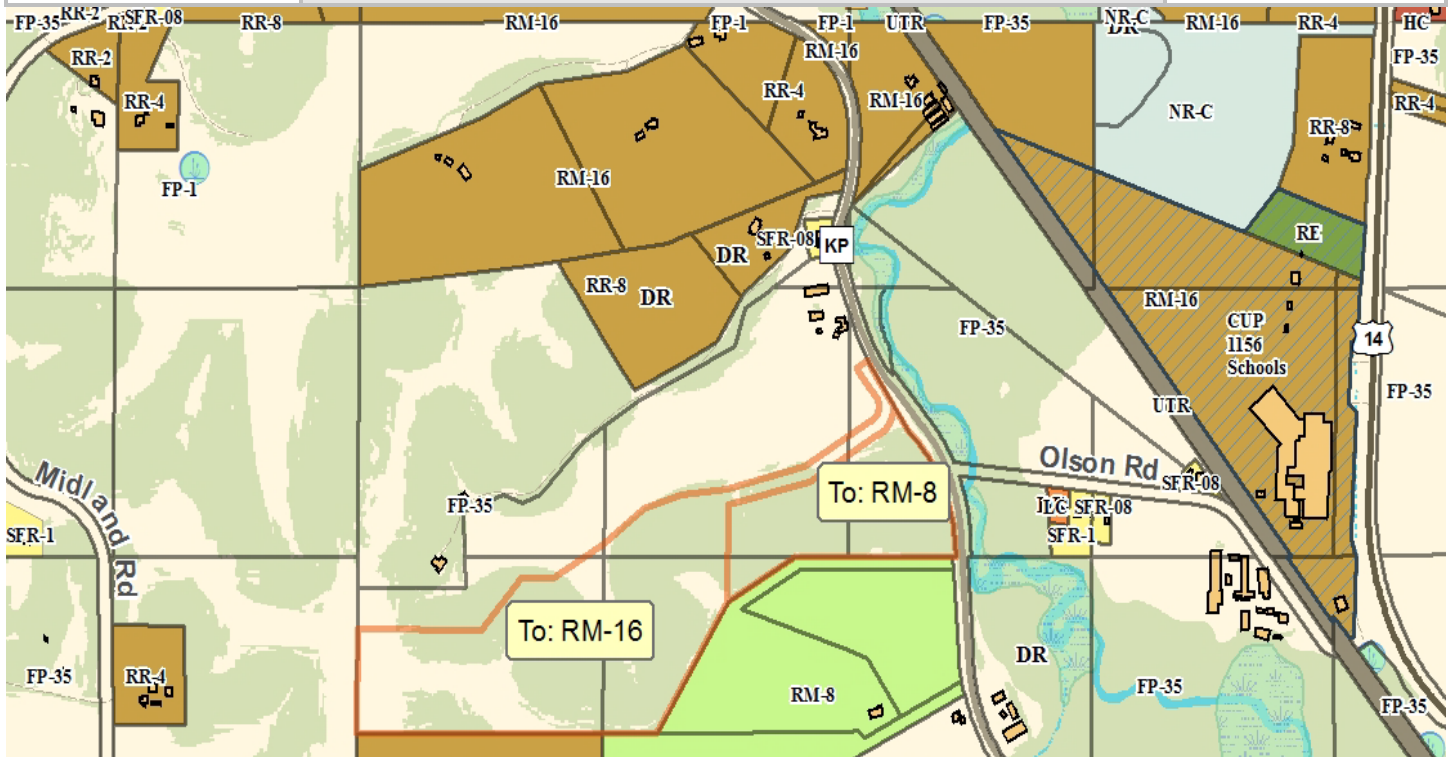
Town/Section:

BLACK EARTH, Section 21

Applicant

**MITCHEL LEWIS
SESTON**

Address:



DESCRIPTION: The applicant would like create 2 large residential lots by creating 34 acre RM-16 and 13 acre RM-8 parcels.

OBSERVATIONS: The balance of the farm remains over 35 acres and will remain FP-35. The owner wishes to convey it to a local farm operation. The applicant has been in touch with County Highway and LWRD Departments.

COUNTY HIGHWAY DEPT: Access permit for joint use access has been approved based on approval of all other county and local agencies. Estimate increase of traffic to be 20 trips per day.

LWRD DEPT: Shoreland erosion control permit required prior to any disturbance. Development of flag lot will likely require a stormwater permit from addition of 20,000 square feet of impervious.

TOWN PLAN: The Town has a 1 home per 35 acres density policy and homes before June 3, 1981 do not count against the policy. This proposal fits within the density policy, see the attached density study.

RESOURCE PROTECTION: There are some resource protection areas related to steep slopes and flood plains.

STAFF: The proposal is consistent with Town and County Comprehensive Plans. Final splits will be used if the proposal is approved.

Staff recommends:

1. Deed restricting the FP-35 balance of the farm against further residential development. (Parcels # 080621193006, 080621195004, 080621485003, 080622291407, 080621183302)
2. Deed restricting the RM-16 lot against further land divisions, as it is more than 2 times the minimum lot size. (Parcels # 080622291407, 080621195004, 080621193006, 080621480302, 080621485003)

Any questions about this petition or staff report please contact Curt Kodl at (608) 266-4183 or kodl@countyofdane.com

TOWN: The Town of Black Earth approved with no conditions on 8/3/2021