
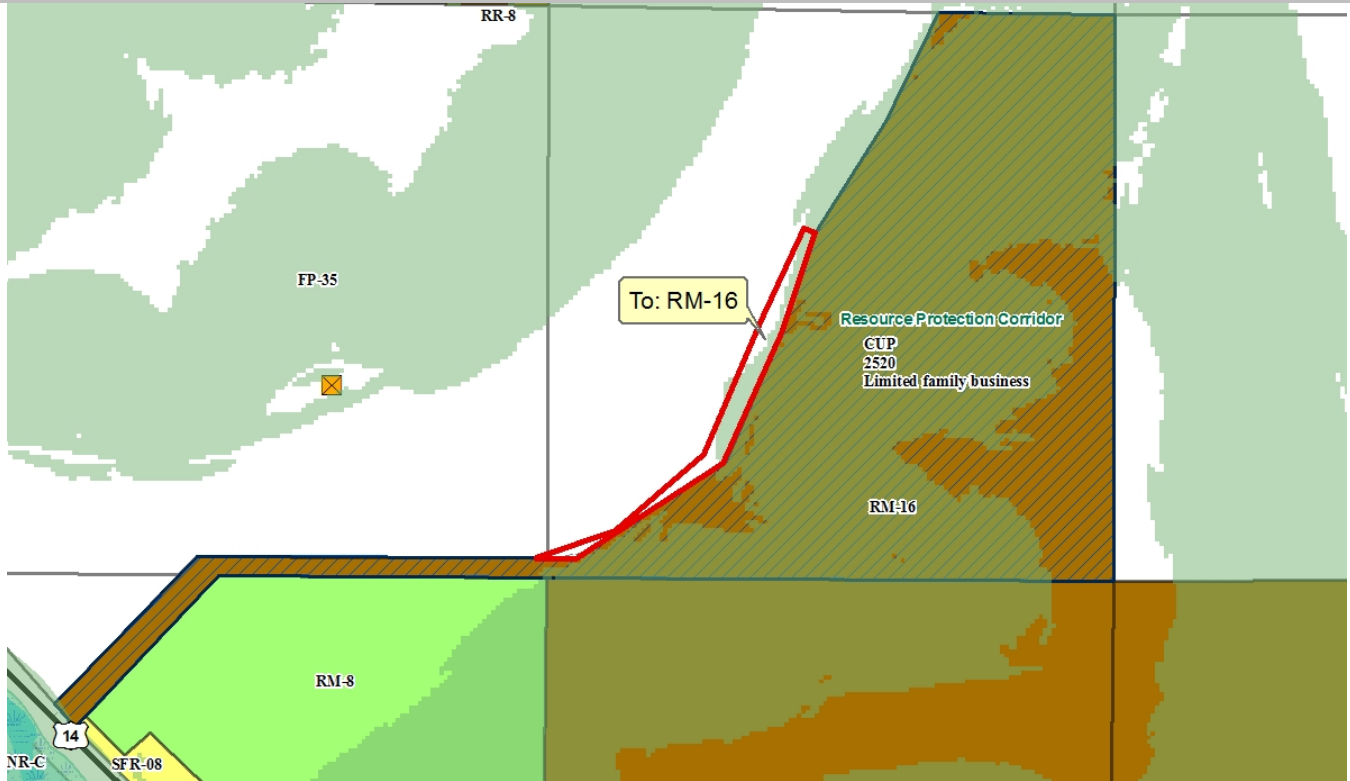


Staff Report  Zoning and Land Regulation Committee	<i>Public Hearing:</i> May 23, 2023		Petition 11940
	<i>Zoning Amendment Requested:</i> FP-35 Farmland Preservation District TO RM-16 Rural Mixed-Use District		<i>Town/Section:</i> BLACK EARTH, Section 23
	<i>Size:</i> 0.86 Acres	<i>Survey Required:</i> Yes	<i>Applicant:</i> KOREY A KAHL
	<i>Reason for the request:</i> Shifting of property lines between adjacent land owners		<i>Address:</i> 10016 US HIGHWAY 14



DESCRIPTION: Applicant Korey Kahl proposes to rezone approximately 0.9 acres of land from FP-35 to RM-16, to adjust the lot line with the adjacent landowner to the west. The petition would add land to the existing RM-16 lot, Lot 1 of CSM 9157. A new certified survey map will be required for the new lot boundary.

OBSERVATIONS: The property already has an existing access to State Highway 14; no changes to access are proposed. The property also contains a conditional use permit ([CUP 2520](#)) for a Limited Family Business, which was approved in 2021 for Kahl to operate a residential construction business with a bathroom out of an accessory building. The CUP conditions specified, among other things, that (1) the conditional use permit shall automatically expire on sale of the property or the business to an unrelated third party. Kahl has already sold the property so CUP 2520 is expired. The property is subject to the Village of Black Earth’s extraterritorial jurisdiction for land division reviews.

TOWN PLAN: No Town Plan policies apply here as it is a lot line adjustment. (For questions about the town plan, contact Senior Planner Curt Kodl at (608) 266-4183 or kodl@countyofdane.com)

RESOURCE PROTECTION: There are resource protection corridors mapped on the subject property, reflecting steep slopes. No concerns with the proposal.

TOWN ACTION: On May 4th, the Town Board recommended approval of the rezone 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 new CSM. Any questions about this petition or staff report please contact Rachel Holloway at (608) 266-9084 or holloway.rachel@countyofdane.com