
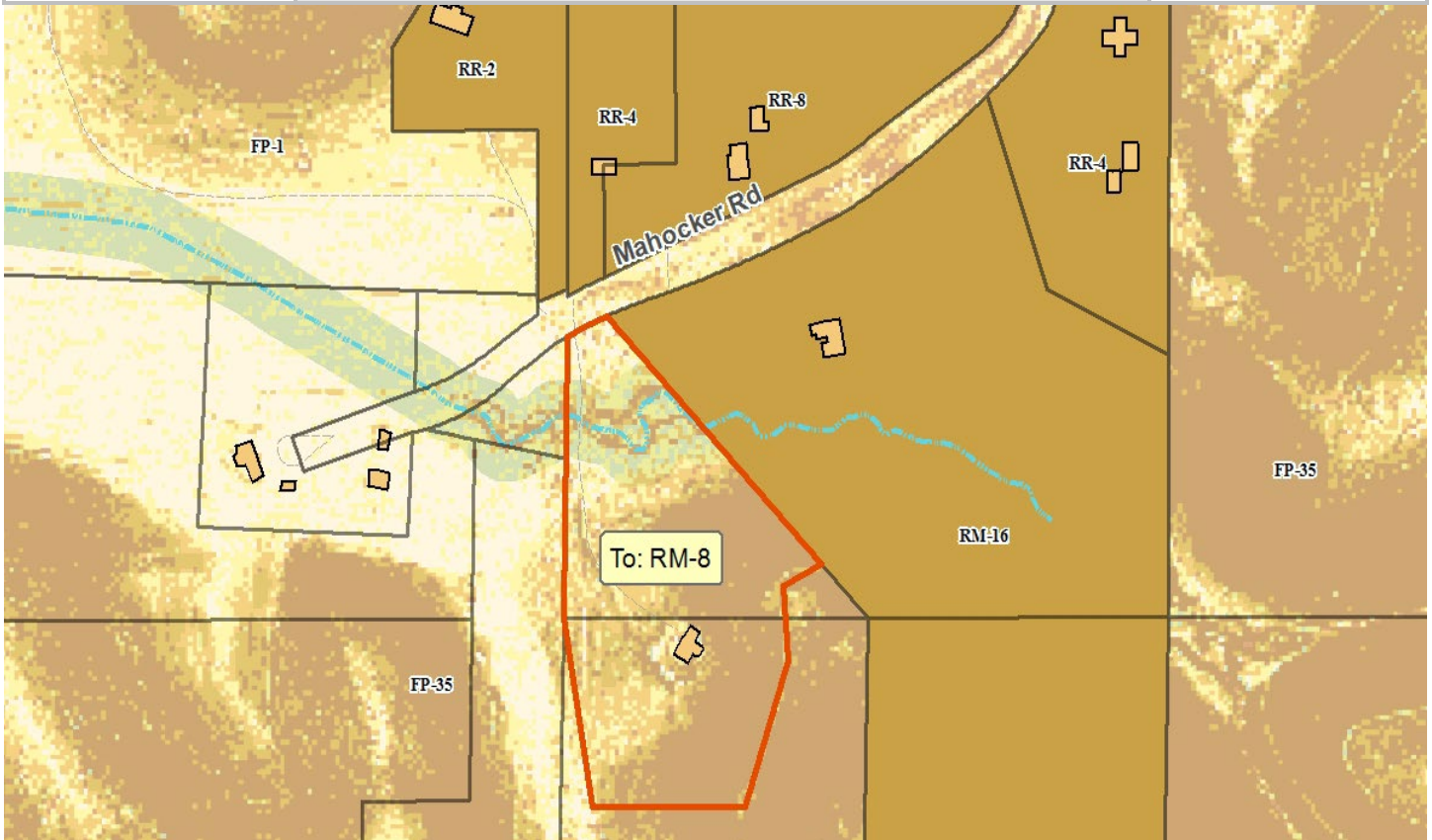


Staff Report  Zoning and Land Regulation Committee	Public Hearing: September 28, 2021		Petition 11738
	<u>Zoning Amendment Requested:</u> FP-35 Farmland Preservation District TO RM-8 Rural Mixed-Use District		<u>Town/Section:</u> BLACK EARTH, Section 19
	<u>Size:</u> 8.5 Acres	<u>Survey Required:</u> Yes	<u>Applicant</u> PAUL WILICHOWSKI and ERIN HANOU
	<u>Reason for the request:</u> Separating existing residence from farmland		<u>Address:</u> 5362 MAHOCKER ROAD



DESCRIPTION: The applicant would like to separate the residence from the balance of the property. The remaining property is over 35 acres. The width of the property at the road is approximately 97 feet.

OBSERVATIONS: Proposed remnant lot with a development right to the South (35+ acres) would have no separate 66' road access. ZLR approval of an exception from road frontage requirements, per s. 75.19(8) of the county land division ordinance will be required. The proposed road easement along the existing drive is shown on the draft CSM.

TOWN PLAN: Substandard, legally created A-1EX zoned parcels between 4 and 35 acres in size, with one existing residence as of June 3, 1981 may be rezoned and divided by certified survey map to allow no more than one additional Dwelling unit.

RESOURCE PROTECTION: There are resource protection areas relating to the intermittent stream, no new stream crossing is proposed at this time.

STAFF: The petition is consistent with Town and County comprehensive plans. Any questions about this petition or staff report please contact Curt Kodl at (608) 266-4183 or kodl@countyofdane.com

TOWN: The Town approved this application with no conditions.