

Staff Report

**Zoning & Land
Regulation
Committee**

Public Hearing: January 27, 2026

Zoning Amendment Requested:

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

Size: 14 Acres

Survey Required: Yes

Reason for the request:

Creating one residential lot

Petition 12235

Town, Section:

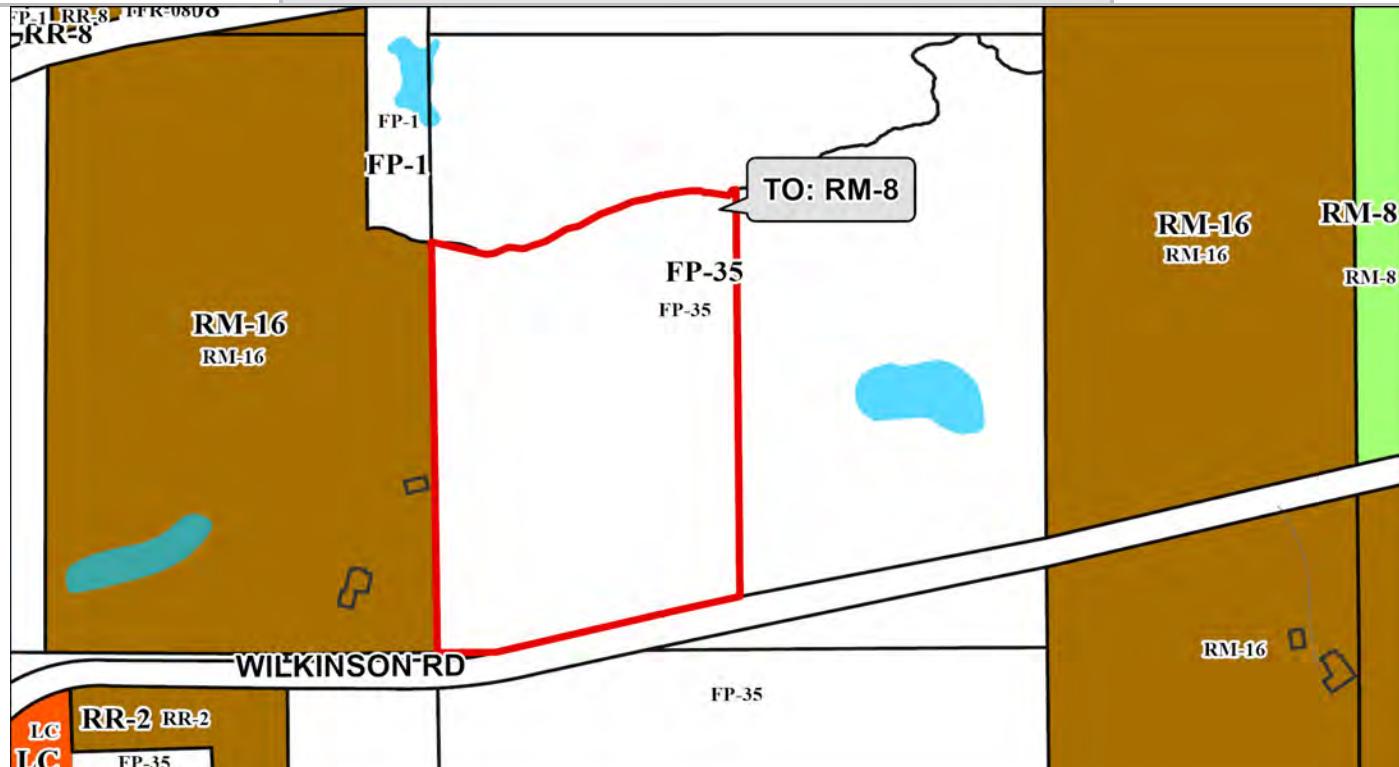
MAZOMANIE, Section 1

Applicant:

**ANGELINE TURZENSKI
SURVIVORS TR (C/O
THERESE STEFFES)**

Address:

**EAST OF 9760
WILKINSON RD**



DESCRIPTION: The Turzenksi Survivors Trust would like to create one residential lot from the land north of Wilkinson Road, intended for sale to the Murrays who own the adjacent residential (RM-16) property to the west. The Murrays also intend to modify their current lot by acquiring some slivers of land along the north side of the road. The land transactions and resulting property boundary changes would require a two-lot certified survey map (CSM).

OBSERVATIONS: The proposed lot will be able to meet county ordinance requirements. While the request is straightforward, the property has some complexities. The Trust owns approximately 92 acres, 14 acres of which is north of the Wilkinson Road right-of-way. Because the road ROW does not align exactly with town $\frac{1}{4}$ $\frac{1}{4}$ section lines, the land north of the road includes portions of three tax parcels. The Murrays' driveway is also located on this Trust land. (see image below).

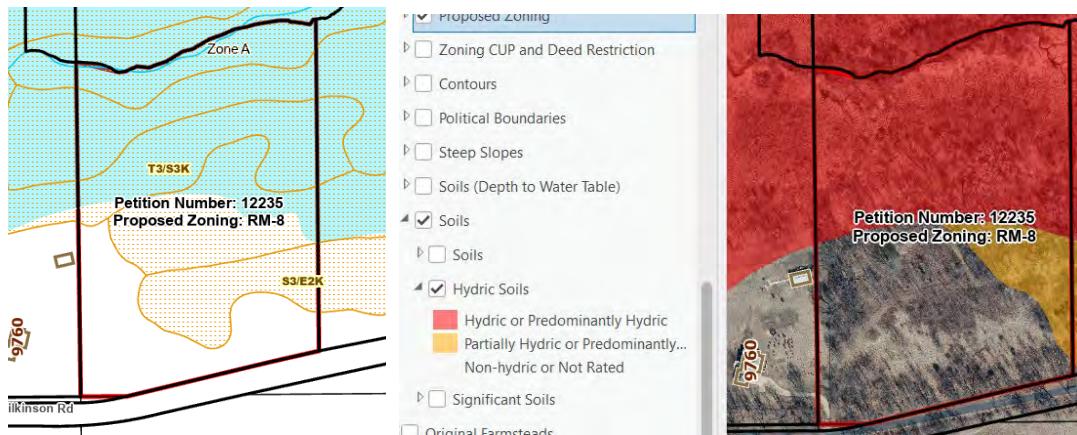
The RM-16 property was created as a "metes and bounds" parcel years ago, just prior to when Dane County's land division ordinance would have required the land division to be done via CSM. The applicants have provided a two-lot CSM that shows how this petition would result in a new RM-8 lot, an expanded RM-16 lot, and place the existing driveway on the same lot as the house it serves.



COMPREHENSIVE PLAN: This petition is in the town's Farmland Preservation planning area and is subject to the land use policies related to that designation. This proposal is consistent with the goals, objectives of policies related to Farmland Preservation Area. The Town has a Density Policy of 1 home per 40 Acres. Creating a new residential lot would use one density unit/split. The proposal is consistent with the Town's Density Policy. Please see the attached Density Study.

For questions about the town plan, contact Senior Planner Curt Kodl at (608) 266-4183 or *Kodl.Curt@danecounty.gov*.

RESOURCE PROTECTION: Future development is subject to shoreland, wetland, and floodplain zoning regulations. Much of the proposed lot contains un-cropped lands that are included in the Wisconsin Wetland Inventory and consists of hydric soils. There is an area at least five acres in size of upland and non-hydric soils. Any future development in close proximity to the wetlands and hydric soils may be subject to wetland zoning requirements including a minimum 75-foot setback from the wetlands boundary to all structures. A shoreland erosion control permit is likely required for any site development.



TOWN ACTION: The Town Board recommended approval with no special conditions.

STAFF RECOMMENDATION: The CSM must include the unplatte lands (portions of tax parcels 080601295005 and 080601293409) that are located north of the Wilkinson Road right-of-way. The existing driveway that serves the residence at 9760 Wilkinson Road must be located within one of the CSM lots, which is proposed. If a shared driveway is required by the town, a shared driveway easement must be recorded; otherwise each lot will have a separate driveway.

Pending any comments at the public hearing, Staff recommends approval of the petition subject to the applicants recording a two-lot certified survey map (CSM) to establish the new RM-8 lot and expand the existing RM-16 lot (parcel 080601285203).

Please contact Rachel Holloway at (608) 266-9084 or *holloway.rachel@danecounty.gov* if you have questions about this petition or staff report.