

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:

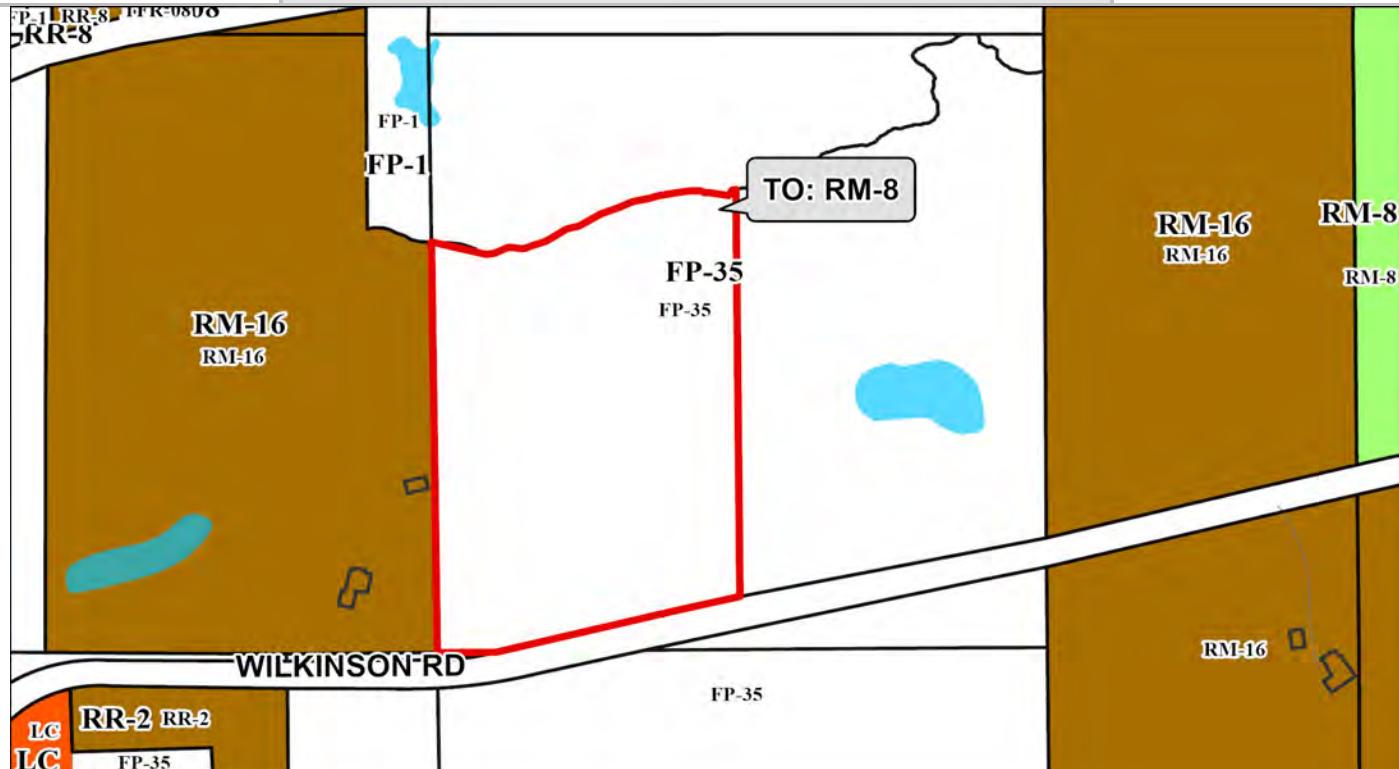
MAZOMANIE, Section 1

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.

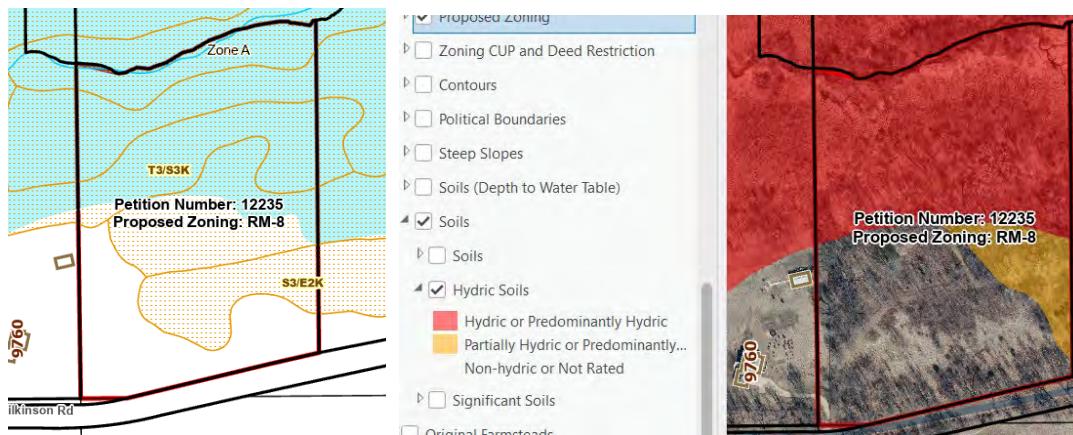
The Murrays' RM-16 property was purchased in 2012 and divided off of a larger tract of land. That land division should have been done with a CSM, in compliance with Dane County's zoning and land division ordinances. A two-lot CSM would achieve the goal of creating another residential lot here, and also address the illegal land division that exists. It could also be done in a manner that places the existing driveway on the same lot as the house it serves, unless a shared driveway access is desired (see image below/right).



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: As noted above, there is an existing driveway encroachment and an illegal land division in this area that involves the adjacent property. This petition presents the most suitable mechanism to resolve these issues, while enabling the applicants to create the new lot as proposed.

Pending any comments at the public hearing, Staff recommends approval of the petition with the following conditions:

1. A two-lot certified survey map (CSM) shall be recorded to establish the new RM-8 lot and the existing Murray property zoned RM-16.
2. The CSM shall include the unplatated lands (portions of tax parcels 080601295005 and 080601293409) that are located north of the Wilkinson Road right-of-way.
3. The existing driveway that serves the residence at 9760 Wilkinson Road shall be located within one of the CSM lots. If a shared driveway will be necessary, a shared driveway easement shall be recorded.

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