
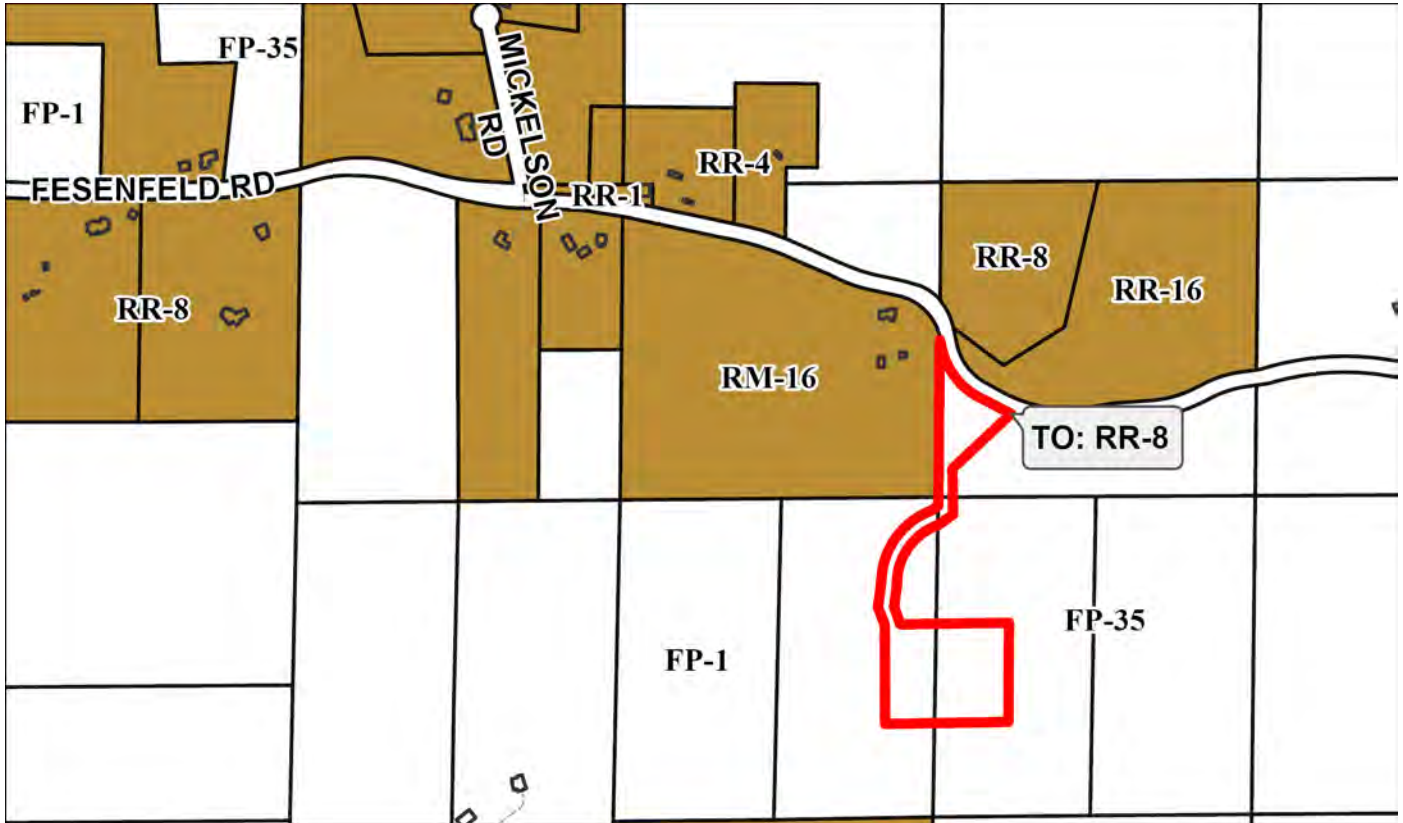


<p><b>Staff Report</b></p>  <p><b>Zoning &amp; Land Regulation Committee</b></p>	<p><u>Public Hearing:</u> <b>August 27, 2024</b></p>	<p><b>Petition 12083</b></p>
	<p><u>Zoning Amendment Requested:</u>  <b>FP-35 Farmland Preservation District TO RR-8 Rural Residential District</b></p>	<p><u>Town, Section:</u>  <b>BLACK EARTH, Section 28</b></p>
	<p><u>Size:</u> <b>8.34 Acres</b></p>	<p><u>Survey Required:</u> <b>Yes</b></p>
	<p><u>Reason for the request:</u>  <b>Creating one residential lot</b></p>	



**DESCRIPTION:** Sinon Galvin proposes RR-8 zoning in order to create one new 8.3-acre residential lot to build a residence. The proposal would use one housing density right or “split” to create the new lot via certified survey map (CSM).

**OBSERVATIONS:** The proposed residential lot meets the requirements of the proposed RR-8 zoning district, including lot size, lot width, and public road frontage. The lot would be configured as a “flag” lot due largely to the steep terrain on the property. The owner’s other lands would remain in agricultural use and zoning (FP-35 and FP-1).

**COMPREHENSIVE PLAN:** The proposal is in the Agriculture Preservation Planning Area of the Town of Black Earth. See the 2 attached Density Studies as the owner has combined 2 separate ownership properties. The proposal is consistent with the Town and County Comprehensive Plans. For questions about the town plan, contact Senior Planner Curt Kodl at (608) 266-4183 or [kodl.curt@danecounty.gov](mailto:kodl.curt@danecounty.gov).

**RESOURCE PROTECTION:** There are no sensitive environmental features on or within 300 feet of the subject property.

**TOWN ACTION:** On August 6, 2024 the Town Board recommended approval with no special conditions.

**STAFF RECOMMENDATION:** Pending any comments at the public hearing, staff recommends approval with no conditions.

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