
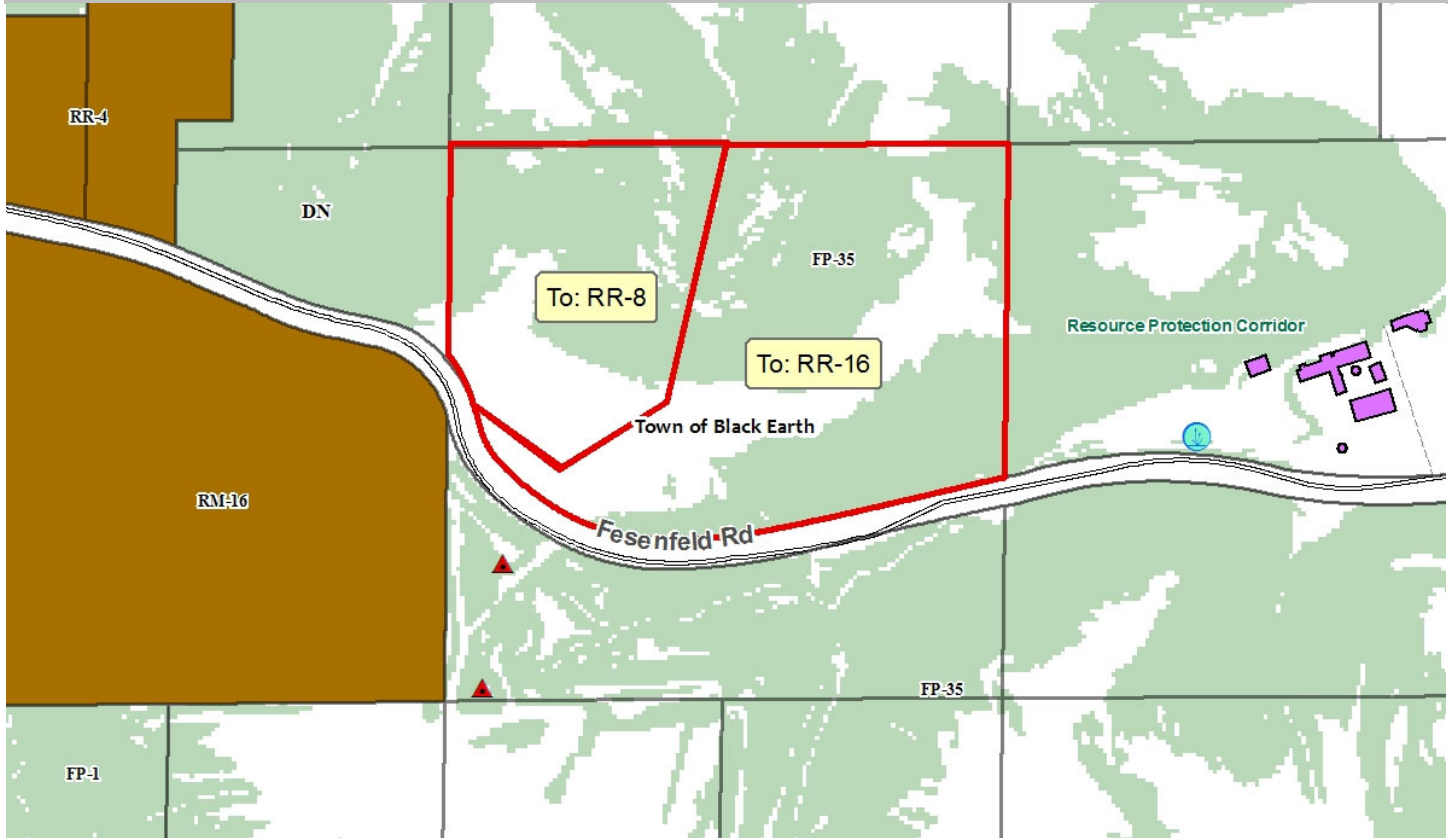


<b>Staff Report</b>    <b>Zoning and Land Regulation Committee</b>	<i>Public Hearing:</i> <b>June 27, 2023</b>		<b>Petition 11956</b>
	<i>Zoning Amendment Requested:</i> <b>FP-35 Farmland Preservation District TO RR-8 Rural Residential District and RR-16 Rural Residential District</b>		<i>Town/Section:</i> <b>BLACK EARTH, Section 28</b>
	<i>Size:</i> <b>9.01,17.55 Acres</b>	<i>Survey Required.</i> <b>Yes</b>	
	<i>Reason for the request:</i> <b>Creating two residential lots</b>		<i>Applicant</i> <b>PORK-N-PINES DAIRY INC</b>
			<i>Address:</i> <b>WEST OF 10454 FESENFELD RD</b>



**DESCRIPTION:** David Lucey of Pork n Pines Dairy Inc. proposes to rezone 26.5 acres of land for residential use. The proposal would create two residential lots, one 9-acres in size with RR-8 zoning and one 17.6 acres in size with RR-16 zoning. If approved, the petition would leave roughly 50 acres of FP-35 land to south of Fesenfeld Road.

**OBSERVATIONS:** The proposed lots meet the County ordinance requirements for the proposed zoning districts, including lot size and public road frontage. The lot configuration reflects the proposed location for a shared driveway for the lots, since the southwest part of the property near the road has an area with more level terrain and an existing clearing.

**TOWN PLAN:** The property is in the agricultural preservation planning district. The Town of Black Earth has a 1 home per 35 acres Density Policy here. This proposal is consistent with that policy. (For questions about the town plan, contact Senior Planner Curt Kodl at (608) 266-4183 or [kodl@countyofdane.com](mailto:kodl@countyofdane.com))

**RESOURCE PROTECTION:** Resource protection corridor is mapped on the property in areas with steep slopes and woodlands. This comprises the majority of proposed Lots 1 and 2. In The Town of Black Earth the maximum allowable slope for a building site is 15%.

**TOWN ACTION:** On June 6, 2023 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 CSM for the new lot. Any questions about this petition or staff report please contact Rachel Holloway at (608) 266-9084 or [holloway.rachel@countyofdane.com](mailto:holloway.rachel@countyofdane.com)