
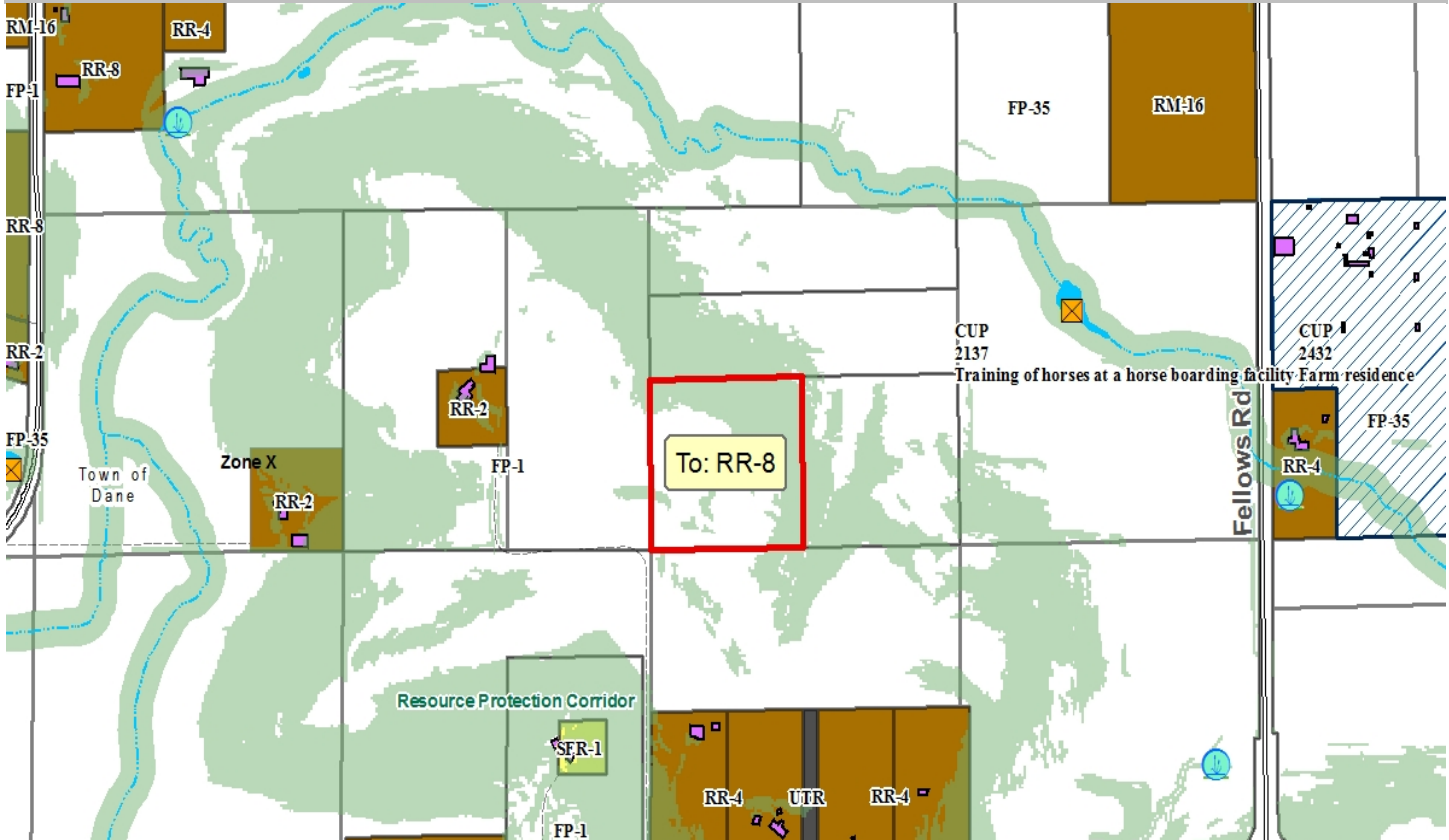


Staff Report  Zoning and Land Regulation Committee	<i>Public Hearing:</i> April 25, 2023		Petition 11933
	<i>Zoning Amendment Requested:</i> FP-1 Farmland Preservation District TO RR-8 Rural Residential District		<i>Town/Section:</i> DANE, Section 16
	<i>Size:</i> 10 Acres	<i>Survey Required:</i> No	<i>Applicant:</i> SEAN GALLAGHER
	<i>Reason for the request:</i> rezoning a legal lot of record for single-family use		<i>Address:</i> NORTH OF 7254 BLACK HILL ROAD



DESCRIPTION: Applicant wants to rezone an existing FP-1 lot for single-family use. The lot is a 10-acre metes and bounds parcel located north of 7254 Black Hill Road. There is currently a cabin structure on the property that the applicant plans to fix up and expand for a home and garage.

OBSERVATIONS: The parcel has been confirmed to be a legal lot of record. The parcel is landlocked. Gallagher proposes to use the existing private driveway that extends across the adjacent Loper property, from Black Hill Road and past the southwest corner of the Gallagher parcel. A new access easement has been prepared and recorded to ensure public road access (see Doc No. 5896048).

An existing access easement (Doc No. 4487899) provides for access to the south across parcel 090816490001 (zoned FP-1) and parcel 090816493204 (zoned UTR), owned by a different landowner (Gilles). This easement is not proposed to be used at this time. If it were, a new driveway connecting to Black Hill Road would be over 2,000 feet long and would involve construction through wooded areas.

TOWN PLAN: The Town of Dane has this policy for these types of parcels: “Allow for one non-farm residence on all parcels which were vacant and less than 35 acres in size (i.e., substandard lots) at the time the Town adopted A-1 Exclusive Agriculture zoning (June 28, 1979). The division of substandard lots is prohibited.” (For questions about the town plan, contact Senior Planner Curt Kodl at (608) 266-4183 or kodl@countyofdane.com)

RESOURCE PROTECTION: Resource protection corridors are mapped mostly on the north and east sides of property, reflecting steep slopes.

TOWN ACTION: On February 6th, the Town Board recommended approval of the rezone with no conditions.

STAFF RECOMMENDATION: The applicant has provided the new easement to document how access will be provided to the property. Staff recommends approval of the rezone with no conditions.

Any questions about this petition or staff report please contact Rachel Holloway at (608) 266-9084 or holloway.rachel@countyofdane.com