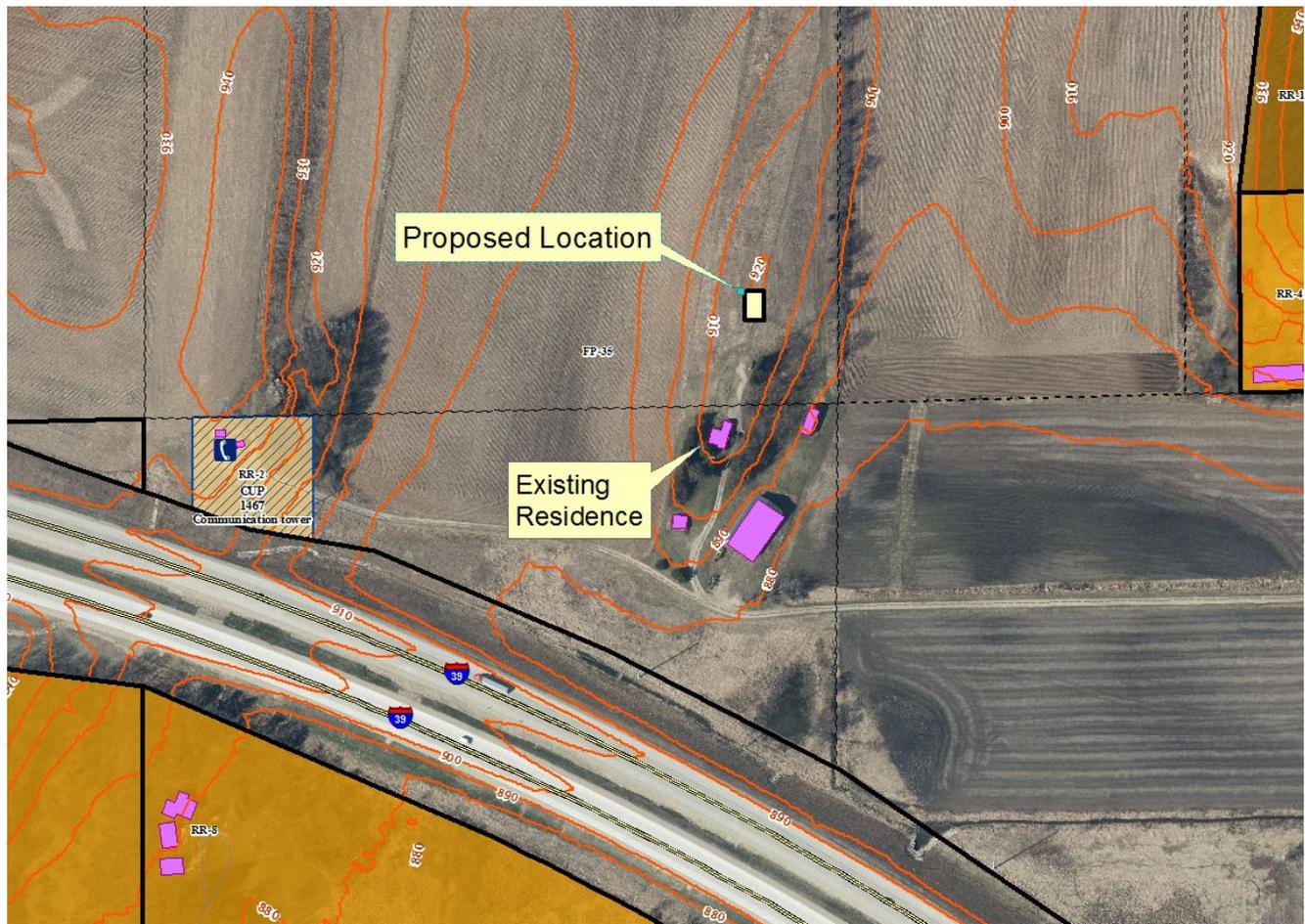


David and Tammie Smithback, 2671 Straus Drive, Town of Pleasant Springs
Site Plan Review for the relocation of an existing residence
within the FP-35 Farmland Preservation Zoning District



Pursuant to Dane County Code of Ordinance Section 10.222(2)(b)1, an existing residence in the FP-35 Zoning District is permitted to be repaired, reconstructed, or replaced without limitations and without the need to rezone the property. If the residence is replaced, it can be relocated within 100 feet with no approval necessary. However, if the new residence is to be relocated more than 100 feet from the existing house, the landowner is required to obtain site approval from the Town and the ZLR Committee. The approval ensures compliance with siting standards found in many Town Comprehensive Plans.

David and Tammy Smithback would like to relocate the existing farm residence 150 feet away from the original home site. The Smithback Farm consists of approximately 170 acres. The proposed location is a flat area on top of a hill which is not being used for agricultural production. The soil type in this location is McHenry Silt Loam which is not consider a prime soil (Class III). It appears that the location will not interfere with agricultural production and appears to meet the development standards of the Town of Pleasant Springs Comprehensive Plan.

Staff recommends approval of the proposed location of the residence. If approved, Staff suggests that a condition be placed on the approval that requires the existing residence to be removed within 90 days after occupancy of the new house.