Staff Report	**Public Hearing**: **October 26, 2021**		**Petition 11760**
	Zoning Amendment Requested: **RR-8 Rural Residential District TO TFR-08 Two Family Residential District**		*Town/Section:* **PLEASANT SPRINGS, Section 2**
Zoning and Land Regulation Committee	*Size:* **0.4 Acres**	*Survey Required.* **Yes**	*Applicant* **DANIEL MOWRY**
	Reason for the request: **Expanding existing residential lot**		*Address:* **3070 KINNEY ROAD**
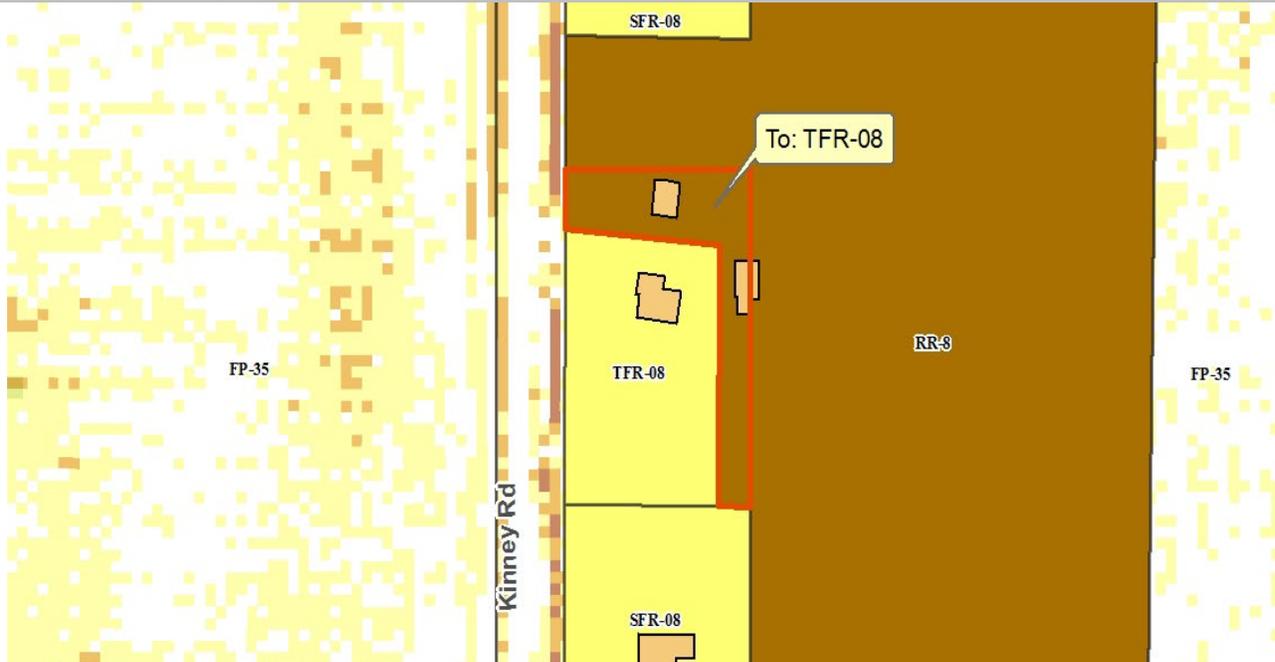
DESCRIPTION: Applicant proposes to adjust the boundary between two adjoining parcels in order to get the existing garage on the smaller lot.

OBSERVATIONS: Current land uses are residential / accessory buildings, and open space. Surrounding land uses are ag / open space, and rural residential. No sensitive environmental features observed. The property is comprised of two existing parcels (lots 1 and 2 of Certified Survey Map #7867).

TOWN PLAN: The property is located in the town's agricultural preservation area.

RESOURCE PROTECTION: No resource protection areas on the property.

STAFF: The proposed lot line adjustment appears consistent with town plan policies. The creation of the 2 existing parcels occurred in 1995 following approval of previous zoning petition #6193 and subsequent Certified Survey Map #7867 that separated the existing duplex onto the smaller lot. That land division resulted in the creation of the additional RR-8 parcel which the owner now wishes to sell for future development. Staff is aware that the 1995 zoning and land division approvals may have been in conflict with the town density policy. Staff reviewed the prior zoning petition, and conducted a search of Register of Deeds records and could find no restrictions or other action that would prevent development on the currently vacant RR-8 zoned parcel.

Pending town action on the petition, staff recommends approval of the petition.
Any questions about this petition or staff report please contact Majid Allan at (608) 267-2536 or
allan@countyofdane.com

TOWN: Approved with no conditons.