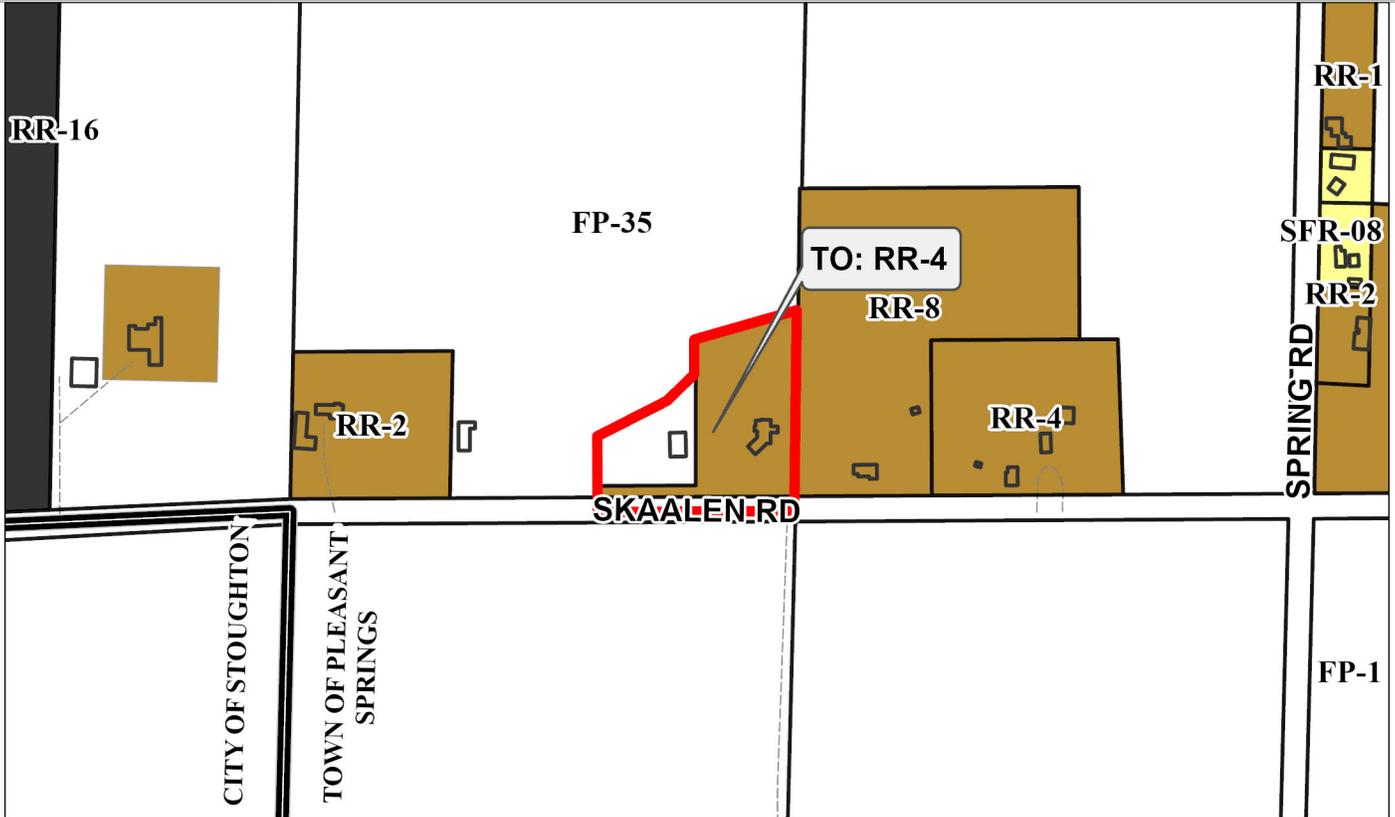


<b>Staff Report</b>    <b>Zoning and Land Regulation Committee</b>	<i>Public Hearing:</i> <b>January 23, 2024</b>		<b>Petition 12004</b>
	<i>Zoning Amendment Requested:</i> <b>FP-35 Farmland Preservation District TO RR-4 Rural Residential District, RR-2 Rural Residential District TO RR-4 Rural Residential District</b>		<i>Town/Section:</i> <b>PLEASANT SPRINGS, Section 34</b>
	<i>Size:</i> <b>1.2,3.3 Acres</b>	<i>Survey Required:</i> <b>Yes</b>	
	<i>Reason for the request:</i> <b>Expand the size of a residential lot</b>		<i>Applicant:</i> <b>KRISTEN AND RANDY SWENSON</b>
			<i>Address:</i> <b>2326 SKAALLEN RD</b>



**DESCRIPTION:** Randy and Kristen Swenson propose to expand their existing residential lot by adding 1.2 acres from the adjacent farm land. The existing lot is Lot 1 of certified survey map (CSM) #11928, currently zoned RR-2. Additional acreage would be added from parcel 0611-342-9002-0 with a new recorded CSM, and the lot would be zoned RR-4 based on the new lot size.

**OBSERVATIONS:** The proposed lot conforms to the requirements of the proposed RR-4 zoning district, including lot size, public road frontage, and building coverage and setbacks from lot lines. If approved, the petition would also bring an existing residential garage/shop building onto the residential lot which is a more suitable arrangement.

The Swenson's own over 48 acres of FP-35 zoned land, so they would continue to own over 35 acres if this petition is approved. The FP-35 land is already deed restricted from development, as part of rezone petition #9489. There would be no impact to the current restriction under this proposal.

The CSM is subject to the City of Stoughton's extraterritorial jurisdiction for land division reviews.

**COMPREHENSIVE PLAN:** The property is located in a designated agricultural preservation area. The proposed lot line adjustment will result in the detached outbuilding being on the same parcel of land as the home. The proposal is

consistent with comprehensive plan policies. (For questions about the comprehensive plan, please contact Senior Planner Majid Allan at (608) 267-2536 or [allan@countyofdane.com](mailto:allan@countyofdane.com).)

**RESOURCE PROTECTION:** DNR-mapped wetlands are present on the property to the north, so further development on the residential lot would be subject to wetland setbacks that extend to the northern edge. No existing buildings are within the wetland setback, and no new development is proposed with this petition.

**TOWN ACTION:** On December 19, 2023 the Town Board recommended approval of the petition with no conditions.

**STAFF RECOMMENDATION:** Pending any comments at the public hearing, Staff recommends approval of the petition subject to the applicant recording the CSM for the new lot boundary.

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)