
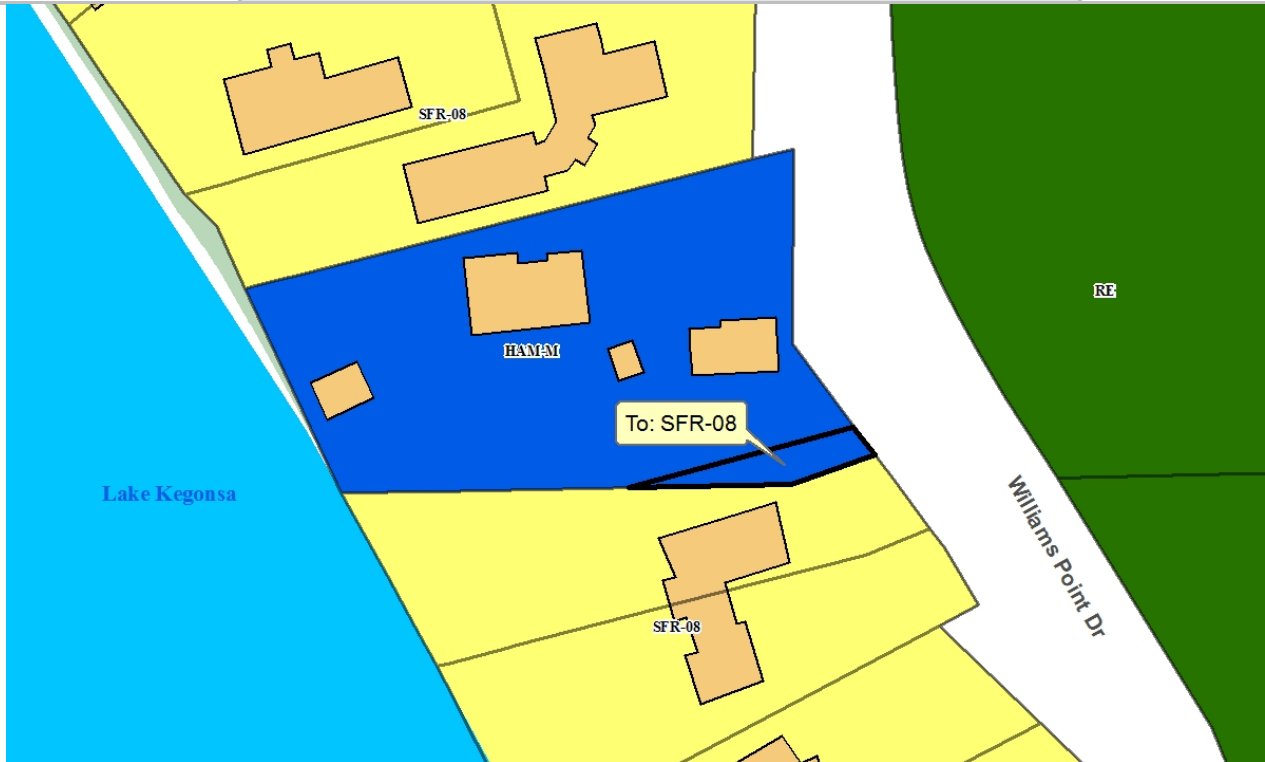


Staff Report  Zoning and Land Regulation Committee Questions? Contact: Majid Allan: 267-2536 allan@countyofdane.com	<i>Public Hearing:</i> December 22, 2020	Petition 11617	
	<i>Zoning Amendment Requested:</i> HAM-M Hamlet Mixed-Use District TO SFR-08 Single Family Residential District	<i>Town/Section:</i> PLEASANT SPRINGS, Section 18	
	<i>Size:</i> 0.03 Acres	<i>Survey Required:</i> Yes	<i>Applicant:</i> JOSEPH FREDA
	<i>Reason for the request:</i> Shifting of property lines between adjacent land owners		<i>Address:</i> 2379 WILLIAMS POINT DRIVE



DESCRIPTION: Applicants propose a shifting of property lines between two existing residential parcels. An area of roughly 1,300 square feet would be rezoned to SFR-08 and transferred from the ~0.7 acre HAM-M (Hamlet Mixed Use) parcel at 2379 Williams Point Drive to the currently vacant ~0.35 acre SFR-08 parcel to the south. The proposal will ensure the vacant lot will have sufficient area on which to build a new home and meet minimum zoning requirements for setbacks and lot width. No net change in residential density will result from the proposed lot line adjustment.

OBSERVATIONS: Existing land uses are single family residential and open space. Surrounding land uses are single family residential and open space (Lake Kegonsa State Park is located to the northeast). No sensitive environmental features observed. Note that the properties are served by public sanitary sewer through the Pleasant Springs Sanitary District. Future development on the vacant SFR-08 lot will be subject to shoreland zoning requirements.

TOWN PLAN: The properties are within the town of Pleasant Springs Lake Kegonsa and Lower Yahara River Residential planning area.

RESOURCE PROTECTION: No resource protection corridors located on the property.

STAFF: The proposal is consistent with town plan policies. Staff recommend approval with no conditions.

TOWN: Approved with no conditions.