
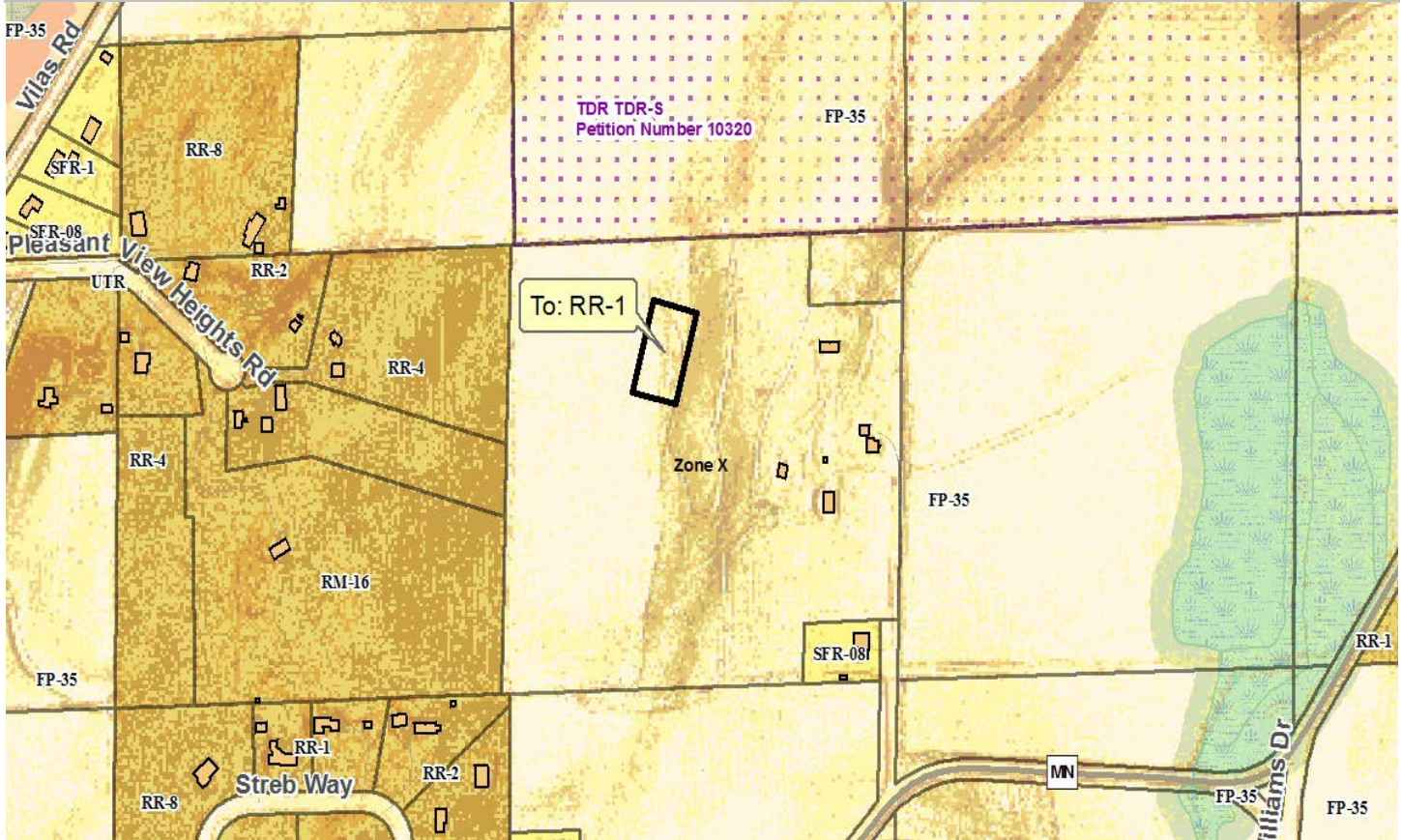


Staff Report  Zoning and Land Regulation Committee	<i>Public Hearing:</i> June 23, 2020		Petition 11566
	<i>Zoning Amendment Requested:</i> FP-35 (General Farmland Preservation) District TO RR-1 (Rural Residential, 1 to 2 acres) District		<i>Town/Section:</i> PLEASANT SPRINGS, Section 5
	<i>Size:</i> 1 Acres	<i>Survey Required:</i> No	<i>Applicant:</i> AVOIDANCE ACRES EXCHANGE LLC
	<i>Reason for the request:</i> Creating 1-acre residential building site on 38-acre property		<i>Address:</i> 2710 HIGHWAY MN



DESCRIPTION: Applicant proposes to create a 1 acre RR-1 zoned area (not a separate parcel) on which to construct a new residence on the ~38 acre property. The proposal is part of the owner’s agricultural operation which involves the breeding of Belgian draft horses.

OBSERVATIONS: Existing uses of the property include agriculture and open space. The previous residence on the property has been removed. Surrounding land uses include scattered rural residences and agriculture / open space. There is some steep slope topography present on the property. Applicant has prepared engineering plans for stormwater management and driveway design that will keep the driveway on slopes below 12% grade.

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

RESOURCE PROTECTION: There is an area of resource protection corridor associated with the steep slope topography. No development is proposed on the steep slope areas.

STAFF: This proposal would result in replacement of the previously existing residence. The property is eligible for just one density unit, which would be exhausted if this petition is approved. The proposal appears reasonably consistent with town plan policies. Staff recommends the following conditions of approval.

1. Driveway installation shall be done in conformance with the submitted engineering plans and shall meet town driveway ordinance standards.
2. Applicant shall record a deed restriction on the balance of FP-35 zoned land prohibiting further nonfarm development or land division in accordance with the town density policy. (Tax parcels 061105185058 and 061105185003)

Questions? Contact: Majid Allan – allan@countyofdane.com / 608-267-2536

TOWN: The Town Board approved the petition conditioned upon a deed restriction being recorded on the property to prohibit further residential development.