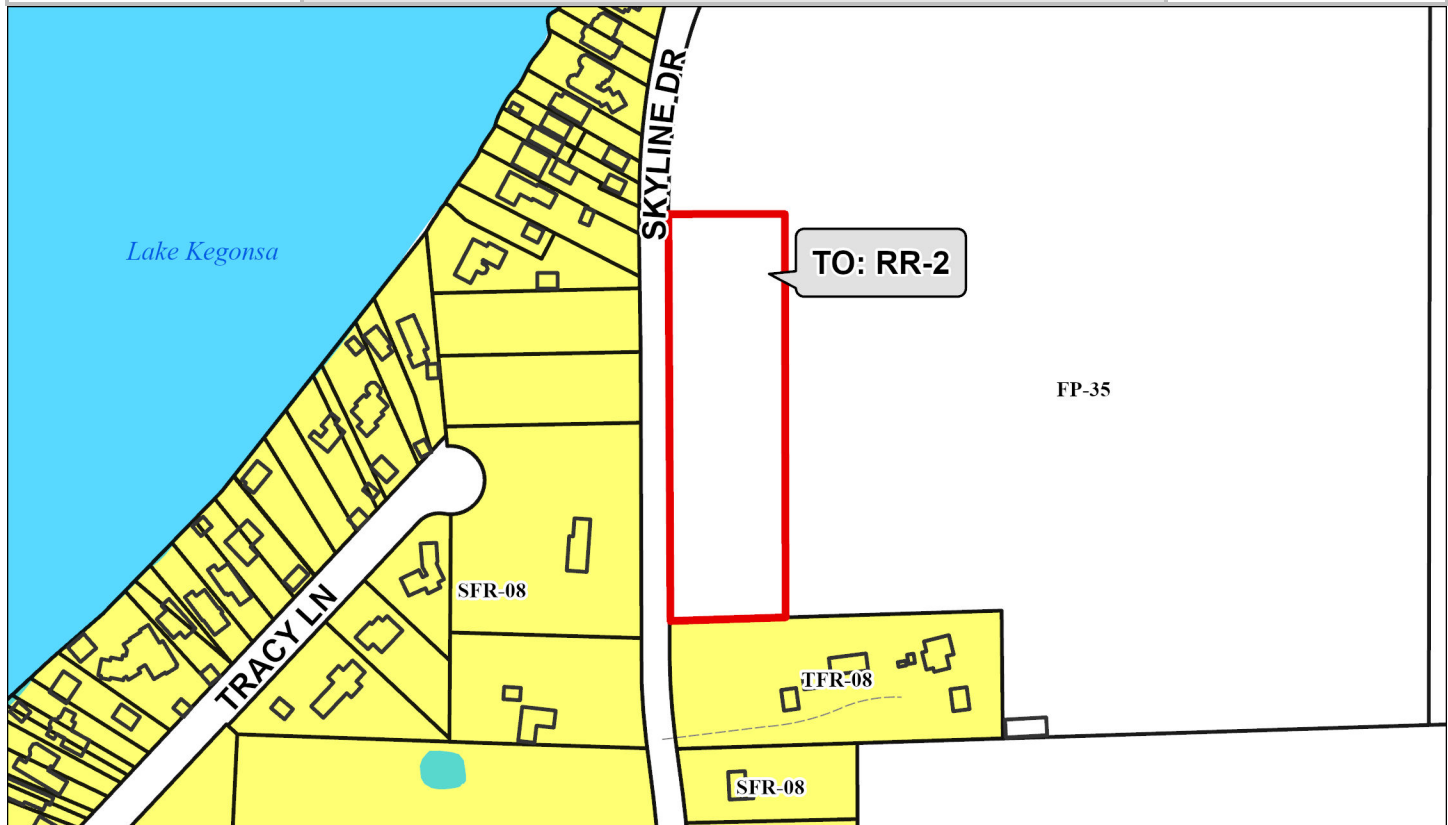


Staff Report  Zoning & Land Regulation Committee	<u>Public Hearing:</u> December 16, 2025		Petition 12224
	<u>Zoning Amendment Requested:</u> FP-35 Farmland Preservation District TO SFR-08 Single Family Residential District		<u>Town, Section:</u> PLEASANT SPRINGS, Section 29
	<u>Size:</u> 3.4 Acres	<u>Survey Required:</u> Yes	<u>Applicant:</u> NATHAN MOE ENTERPRISES LLC
	<u>Reason for the request:</u> Creating one residential lot		<u>Address:</u> EAST OF 1926 SKYLINE DR



DESCRIPTION: Nathan Moe would like to create one residential lot 3.4 acres in size. The petition originally requested SFR-08 zoning; however, the applicant modified the request to RR-2 Rural Residential zoning based on initial staff comments, to better match the target zoning to the proposed lot size.

OBSERVATIONS: The proposed lot meets county ordinance requirements including lot size, and public road frontage. Certain zoning districts such as RR-2 or SFR-2 are intended for lots this size. Like SFR-08 zoning, these districts also limit livestock use and accessory building heights. RR-2 zoning has a minimum 50-foot rear yard building setback, which would apply from the eastern lot line but would still leave significant buildable area on the lot.

The property is subject to the City of Stoughton’s extraterritorial jurisdiction (ETJ) for the land division review.

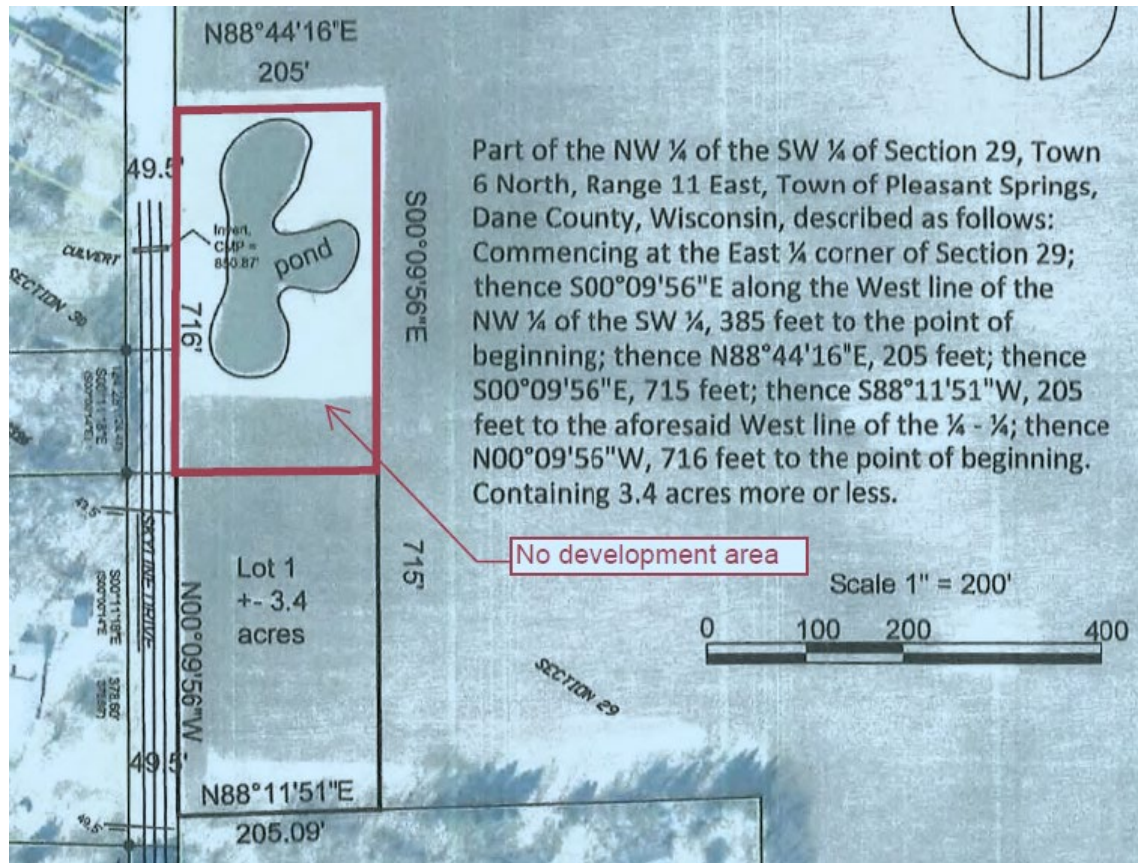
COMPREHENSIVE PLAN: The property is located in the town’s agricultural preservation area, which limits the density of nonfarm development to one lot or nonfarm use per 35 acres owned as of June 6, 1978. As indicated on the attached density study report, the farm property totaled approximately 68 acres and remains eligible for one density unit or “split”. If the petition is approved, the one density unit will be exhausted. As noted elsewhere in this report, the property owner has submitted a wetland delineation report indicating the presence of a small wetland surrounding the man-made pond located on the property. Consideration should be given to including a minimum setback in order to protect the resource area. The proposed rezoning appears reasonably consistent with comprehensive plan policies.

Per town plan requirements, staff recommends that approval be conditioned upon the owner recording a deed restriction prohibiting nonfarm development on the balance of FP-35 zoned land in tax parcels 061129385001 and

061129380355. For questions about the town plan, contact Senior Planner Majid Allan at (608) 267-2536 or Allan.Majid@danecounty.gov.

RESOURCE PROTECTION: The site contains DNR mapped wetlands and hydric soils. The applicants provided wetland delineation report to verify the actual extent of wetlands on site. The proposed lot is within the secondary shoreland zone, which requires new lots to be at least 20,000 square feet and have an average lot width of 100 feet.

Since the pond and wetland area is under two acres in size, the county's 75-foot setback requirement technically will not apply. However, the County does regulate land uses within the delineated wetland. The ZLR Committee might consider including a protective buffer around the wetland as a condition of rezoning, to further protect the resource from future development. Showing a "no development area" over the northern 350 feet of the lot (see below) would show where structures are prohibited. This would eliminate the need for future wetland delineations associated with zoning permits to build on site.



TOWN ACTION: Pending.

STAFF RECOMMENDATION: Staff recommends postponement to allow time for town action, per ZLR Committee's adopted rules and procedures.

Pending town action, and any comments at the public hearing, staff would recommend approval subject to the applicant recording the CSM and the following conditions:

1. Owner shall record a deed restriction on the balance of FP-35 zoned land prohibiting nonfarm residential development (tax parcels 061129385001 and 061129380355).
2. The northern 350 feet of the lot shall be protected from future development (structures or pavement).

Please contact Rachel Holloway at (608) 266-9084 or holloway.rachel@danecounty.gov if you have questions about this petition or staff report.