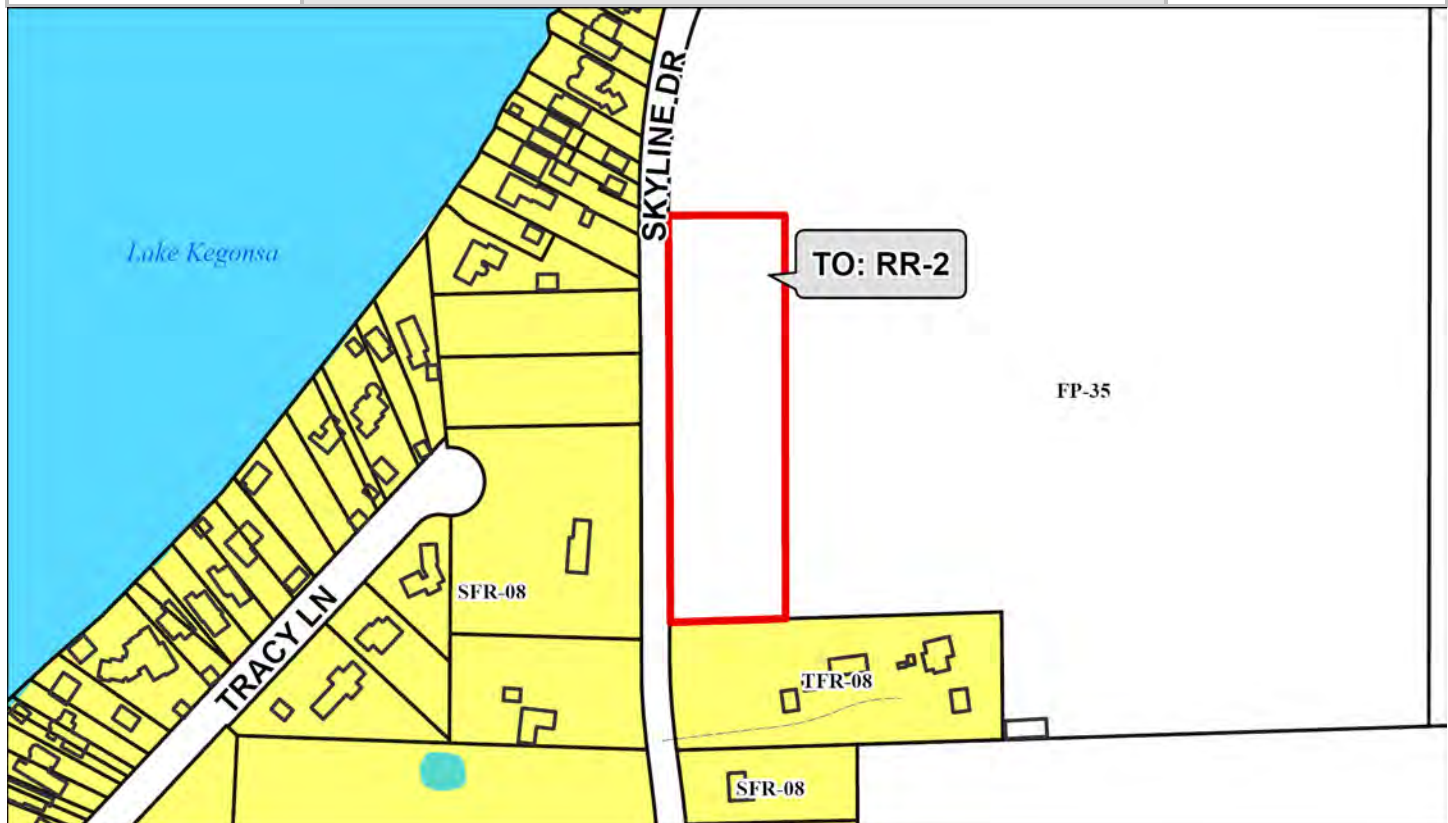


Staff Report  Zoning & Land Regulation Committee	Public Hearing: December 16, 2025 Report updated for the January 27, 2026 ZLR meeting		Petition 12224
	Zoning Amendment Requested: FP-35 Farmland Preservation District TO SFR-08 Single Family Residential District		Town, Section: PLEASANT SPRINGS, Section 29
	Size: 3.4 Acres	Survey Required: Yes	Applicant: NATHAN MOE ENTERPRISES LLC
	Reason for the request: Creating one residential lot		Address: 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.

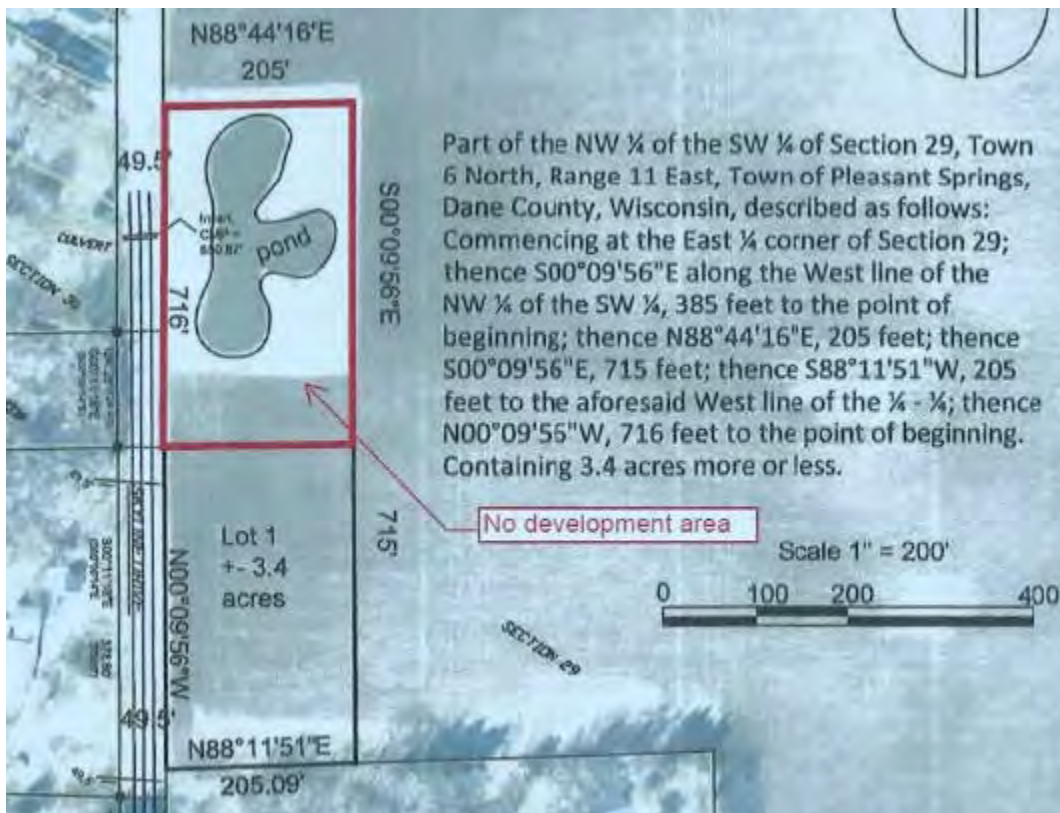
The property is subject to the City of Stoughton’s extraterritorial jurisdiction (ETJ) for the land division review.

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 on the CSM (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.



DECEMBER 16TH ZLR HEARING: On December 16th, the ZLR Committee held a public hearing on the rezoning. They postponed action due to neighbor opposition and the lack of a town recommendation on the petition. Public comments had been submitted expressing concerns with the potential for development on this lot to impact the properties across the road with runoff, contaminants, and potentially also impact the pond (wetland scrape) on the proposed lot.

TOWN ACTION: The Town Board recommends approval of the rezone subject to a deed restriction being recorded to prohibit further development on the remaining farm land, and an agreement for future maintenance of the pond.

STAFF RECOMMENDATION: The concerns raised at the public hearing are generally true of development in a cumulative sense; however, staff believes it is unlikely that this single lot would result in any measurable impact. The applicants have confirmed that there are options to provide adequate wastewater management on site—they have done soil testing to verify that the lot could be served by a mound septic system, and have contacted the Sanitary District to verify that the lot could also be connected to sanitary sewer. Our recommendation to establish a no-development zone on the north half of the lot is intended to protect the wetland resource on the property. The maintenance agreement being recommended by the Town Board would be executed between the landowner and the Town of Pleasant Springs.

Staff recommends 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).
3. The applicants shall execute a maintenance agreement with the Town for the pond on the residential lot.

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