
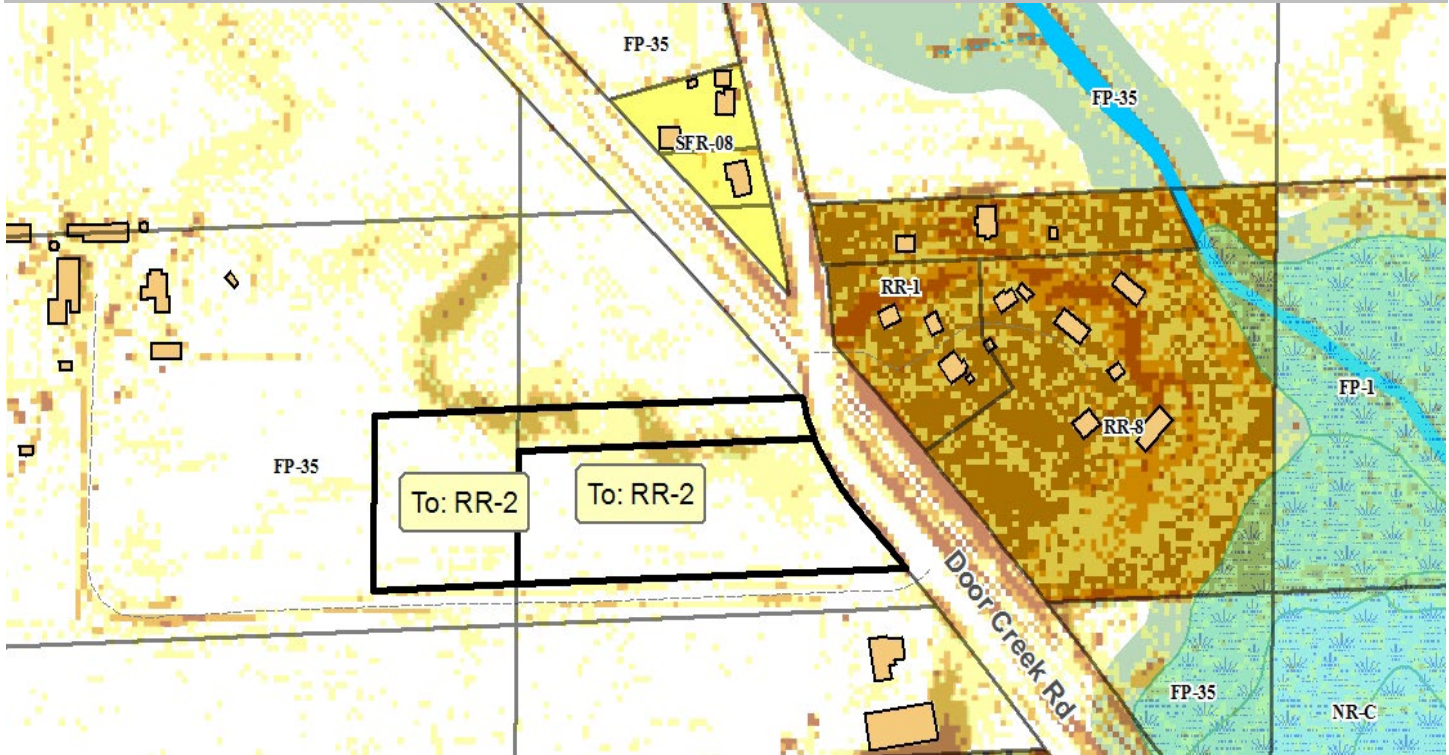


Staff Report  Zoning and Land Regulation Committee	<i>Public Hearing:</i> March 23, 2021		Petition 11666
	<i>Zoning Amendment Requested:</i> FP-35 Farmland Preservation District TO RR-2 Rural Residential District		<i>Town/Section:</i> PLEASANT SPRINGS, Section 18
	<i>Size:</i> 5.4 Acres	<i>Survey Required:</i> Yes	<i>Applicant:</i> MARK A BAKKEN
	<i>Reason for the request:</i> Creating two residential lots		<i>Address:</i> 2541 DOOR CREEK ROAD



DESCRIPTION: Applicants propose creation of 2 new RR-2 zoned residential parcels for new development.

OBSERVATIONS: Existing use of the property is agricultural. Surrounding land uses are agriculture / open space and scattered rural residences. Access to the proposed new lots would be via the driveway serving the existing residences at 2533 and 2541 Door Creek Road.

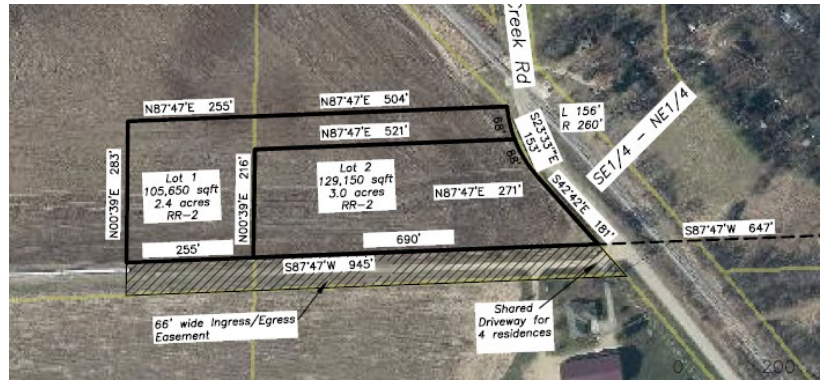
TOWN PLAN: The property is located in the town’s agricultural preservation area.

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

STAFF: As indicated on the attached density study report, the property remains eligible for 2 possible density units (“splits”). The proposed rezoning and two lot land division will exhaust the remaining density units. With access proposed via the existing driveway that currently serves 2 residences, a shared driveway access easement agreement is recommended.

Pending receipt of the town's action on the petition, staff recommends approval with the following conditions:

1. Any conditions required by the town of Pleasant Springs as part of its action on the petition.
2. The owner shall record a deed restriction on the balance of FP-35 zoned property prohibiting further nonfarm development in accordance with town of Pleasant Springs comprehensive plan policies (tax parcels 0611-182-9500-3, 0611-182-9000-8, 0611-182-8500-5, 0611-182-8000-0, 0611-181-9590-6, 0611-181-9000-9, 0611-181-8610-3, 0611-181-8235-8).



3. Applicant shall record a shared driveway easement agreement that meets the standards found in section 75.19(8)(f) Dane County Code of Ordinances.

Questions about this staff report? Contact Majid Allan: allan@countyofdane.com / 608-267-2536.

TOWN: The Town Board approved the petition conditioned that the required certified survey map is reviewed by the Town and the CSM reflects any right-of-way easements and driveways.