
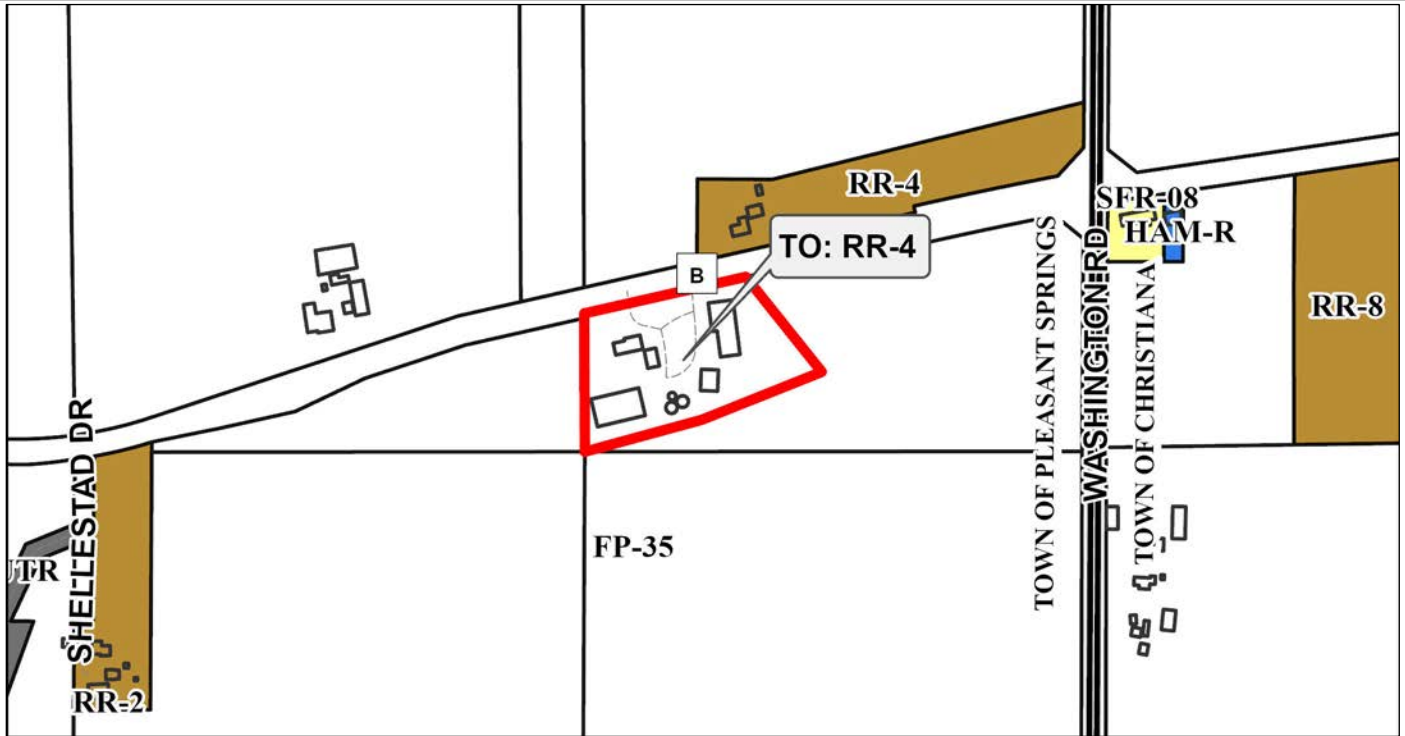


<b>Staff Report</b>  <b>Zoning &amp; Land Regulation Committee</b>	<u>Public Hearing:</u> <b>December 17, 2024</b>		<b>Petition 12124</b>
	<u>Zoning Amendment Requested:</u> <b>FP-35 Farmland Preservation District TO RR-4 Rural Residential District</b>		<u>Town, Section:</u> <b>PLEASANT SPRINGS, Section 24</b>
	<u>Size:</u> <b>4 Acres</b>	<u>Survey Required:</u> <b>Yes</b>	
	<u>Reason for the request:</u> <b>Creating one residential lot</b>		<u>Applicant:</u> <b>CARMEN M SKJOLAAS</b>
			<u>Address:</u> <b>1649 COUNTY HIGHWAY B</b>



**DESCRIPTION:** Applicant would like to create one residential lot, to place the existing farmstead and farm buildings on a separate 4-acre lot with RR-4 zoning. The lot would be created with a 1-lot certified survey map (CSM). The remaining FP-35 farm land would be physically separated to the north and south of County Highway B. However, each tract would be more than 35 acres in size and thus will remain FP-35 zoning, and the lands do not need to be included in the CSM.

**OBSERVATIONS:** The property already contains a farm house and several farm buildings. The proposed lot meets county ordinance requirements for lot size, lot width, public road frontage, building setbacks and lot coverage by buildings.

**DANE COUNTY HIGHWAY DEPARTMENT:** No new Access Permit required at this time. CTH B is not a controlled access highway. However, in the future any change of use using the accesses, reconstruction, or modifications of the existing accesses requires a permit from the Highway Department. No new additional access will be permitted on CTH B due to reconfiguration of lots. No significant increase of traffic expected due to rezone. Preliminary CSM comments not included in this review. Comments may include dedicating ROW for highway use, show “no access” areas, show existing access locations, add an easement to surrounding lands, etc.

**COMPREHENSIVE PLAN:** The property is located in the town’s agricultural preservation area where the density of development is limited to one lot or other nonfarm use per 35 acres owned as of June 6, 1978. Note that the town counts all residences towards the density limitation. As indicated on the attached density study report, the property will remain eligible for one density unit (“split”) if the petition is approved. The proposal is consistent with comprehensive plan policies and staff recommends approval. For questions about the comprehensive plan, please contact Senior Planner Majid Allan at (608) 267-2536 or [Allan.Majid@danecounty.gov](mailto:Allan.Majid@danecounty.gov).

**RESOURCE PROTECTION:** There are no sensitive environmental features on or within 300 feet of the proposed lot.

**TOWN ACTION:** On November 19, 2024 the Town Board recommended approval of the rezone with no conditions.

**STAFF RECOMMENDATION:** Staff initially thought that a shared driveway easement may be needed, for continued access to the farm field through the farmstead. However, the applicants have other options as the farm abuts both County Highway B and Washington Road, a town road. An easement is optional in this case, not required. The applicant has verified with Dane County Highway Department that a new access permit is not needed at this time for the driveway that exists onto Highway B.

Pending any comments at the public hearing, staff recommends approval of the rezone subject to the applicant recording the CSM for the lots.

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