
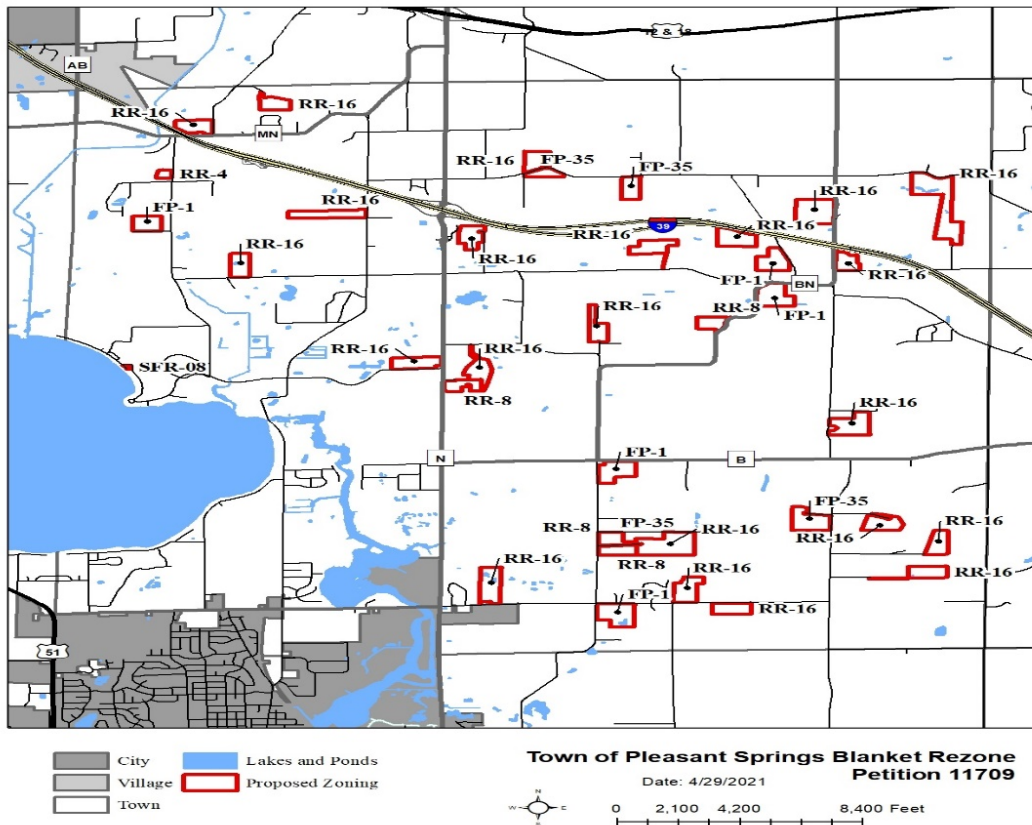


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| Staff Report  Zoning and Land Regulation Committee | Public Hearing: June 22, 2021 | | Petition 11709 |
| | Zoning Amendment Requested: RM-16 Rural Mixed-Use District TO RR-16 Rural Residential District | | Town/Section: PLEASANT SPRINGS, Section 3 |
| | Size: Various | Survey Required: No | Applicant: Town of Pleasant Springs |
| | Reason for the request: BLANKET REZONE TO NEW RR-16 AND OTHER DISTRICTS FOR ZONING COMPLIANCE FOR SIZE AND USE OF AFFECTED PROPERTIES. | | Address: VARIOUS PARCELS THROUGHOUT TOWN |



DESCRIPTION: : The town of Pleasant Springs proposes a “blanket” zoning change for multiple properties to ensure compliance with town comprehensive planning policies. Specifically, the town proposes to change the zoning on multiple rural residential lots over 16 acres from the RM-16 (Rural Mixed Use) zoning category to the recently established RR-16 (Rural Residential) category. At the time the town adopted the comprehensively revised zoning ordinance, the RR-16 category was not an available option. The primary differences between the RM and RR districts are that RM zoning allows for more intensive agricultural uses and a more expansive list of possible conditional uses. For example, RM zoning does not place a numeric limit on the number of livestock, whereas RR zoning does.

The town feels that the RM zoning category represented a significant change from the old ordinance RH (Rural Homes) category, and that property owners should have to apply individually for the RM zoning given the potential for more intensive land uses to be established. Affected property owners were directly notified by the town and given the opportunity to comment on the change and/or request that RM zoning remain in place.

In the course of conducting a review of the various zoning designations, staff also discovered a number of properties that were assigned inappropriate zoning based on the prior zoning designation as well as their current size and use. For example, several properties over 35 acres were assigned the RM-16 zoning even though they were previously FP-35. In addition, there were several residential parcels that were assigned HAM-M (Hamlet Mixed Use) zoning – even though they are not located within a hamlet and no “mix” of land uses is occurring.

OBSERVATIONS: The subject properties are scattered across the entire township. Land uses are primarily rural residential and agricultural. No net change in density will result from the zoning changes.

TOWN PLAN: The majority of subject properties are located in the town's agricultural preservation area and there are 5 tax parcels located in the town's Lake Kegonsa and Lower Yahara River Residential Area (the latter area corresponds to the town's sanitary sewer service area).

STAFF: Staff has worked with the town to review each of the 50 tax parcels involved in this petition. Of the 50 tax parcels, 9 are proposed to be zoned to one of the FP (Farmland Preservation) districts, 5 are proposed to the SFR-08 (Single Family Residential) district, and the remaining 36 are proposed to either RR-8 or RR-16 (Rural Residential). See attached parcel list for specifics regarding each property, including rationale for the recommended zoning changes.

As indicated above, the town requests this blanket change in order to ensure compliance with the town plan. The proposed rezoning to the RR, FP, and SFR-08 zoning categories is consistent with town plan policies. Staff recommends approval of this rezoning petition.

Any questions about this petition or staff report please contact Majid Allan at (608) 267-2536 or allan@countyofdane.com

TOWN: Approved