
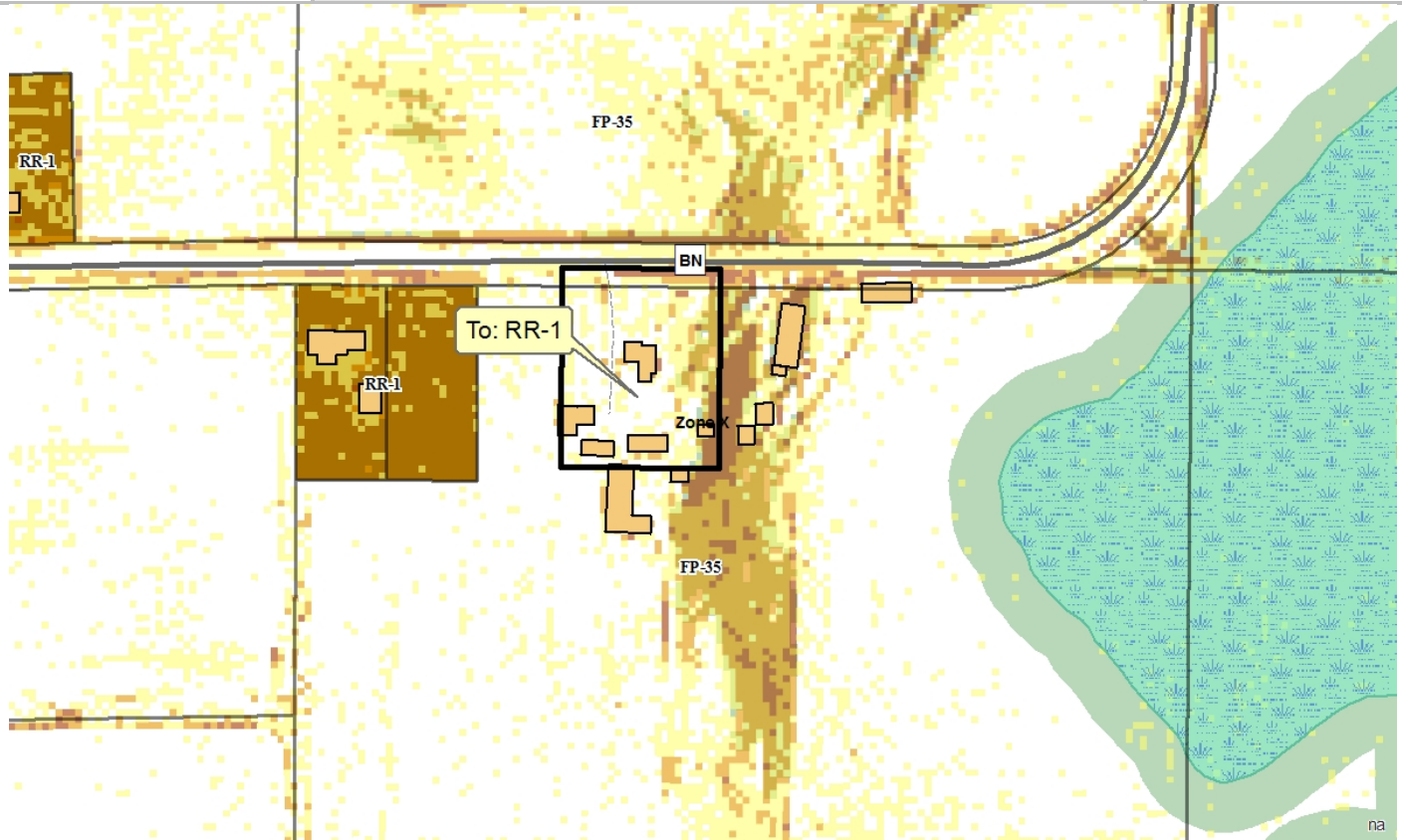


<b>Staff Report</b>    <b>Zoning and Land Regulation Committee</b>  <b>Questions? Contact:</b> <b>Majid Allan – 267-2536</b> <a href="mailto:Allan@countyofdane.com">Allan@countyofdane.com</a>	<i>Public Hearing:</i> <b>September 22, 2020</b>	<b>Petition 11586</b>	
	<i>Zoning Amendment Requested:</i> <b>FP-35 Farmland Preservation District TO RR-1 Rural Residential District</b>	<i>Town/Section:</i> <b>PLEASANT SPRINGS, Section 23</b>	
	<i>Size:</i> <b>1.6 Acres</b>	<i>Survey Required:</i> <b>Yes</b>	<i>Applicant</i> <b>EHLE INC</b>
	<i>Reason for the request:</i> <b>Separating existing residence from farmland</b>		<i>Address:</i> <b>2410 COUNTY HIGHWAY BN</b>



**DESCRIPTION:** Applicant proposes to separate the existing farm residence from the ~160 acre farm.

**OBSERVATIONS:** Existing land uses are rural residential and agriculture / open space. Surrounding land uses are also agriculture / open space and scattered rural residential. No sensitive environmental features observed. No new development proposed.

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

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

**STAFF:** As indicated on the attached density study report, the town of Pleasant Springs counts all residences toward the density limitation. If approved, the original farm unit will remain eligible for three possible density units / “splits”. Applicant proposes to remove many of the existing ag buildings from the property.

The proposal is consistent with town plan policies. Staff recommends approval with no conditions.

**TOWN:** Approved.