

Dane County Planning & Development



To: ZLR Committee
From: Majid Allan, Senior Planner
Date: 7/8/2026
Subject: CHC Properties LLC Land Division Proposal

I've reviewed the proposed land division by CHC Properties LLC (Keith Comstock) on the existing SFR-08 zoned property at 2742 Kegonsa Road in the town of Pleasant Springs. Per ZLR Committee Rules and Procedures, any land division not associated with a rezoning petition is reviewed against applicable town/county comprehensive plan policies.

The subject property contains the existing single family home at 2742 Kegonsa Road, and the land division would result in the creation of one additional building site. The property is within the town's Lake Kegonsa and Lower Yahara River Residential planning area. Properties within this planning area is served with public sanitary sewer service by the Pleasant Springs Sanitary District. Applicable plan policies include the following:

2. Limit additional development to a scale and density that will not lead to deterioration of lake and river water quality, and that is consistent with the character of the adjoining neighborhood.
9. There is no explicit density limitation or policy for the Lake Kegonsa & Lower Yahara River Residential planning area. All new or infill development shall be reviewed on a case-by-case basis to determine if the proposal is appropriate in light of the goals, objectives, and policies for the area, consistent with the character of the neighborhood, and compatible with existing neighboring uses.
10. Sewered lots shall be a minimum of 15,000 sq. ft. as permitted by the R-1 Residential Zoning District of the Dane County Zoning Ordinance (SFR-08 District as proposed in the county zoning code rewrite). It is the town's intent to use these Districts for any proposed residential development within sewered areas.

While the proposed land division would result in lots exceeding the minimum lot size for the SFR-08 district (8,000 sqft), one of the lots would not meet the minimum size referenced in the currently adopted town comprehensive plan (15,000 sqft). This discrepancy was apparently an issue during the town's review of the proposed land division, and resulted in the town issuing a conditional approval indicating that development could not occur on the resulting vacant parcel until the town has amended its comprehensive plan. It's unclear at this time if the amended comprehensive will include a change to the required minimum lot size in this planning area.

It's similarly unclear how the town intends to implement its required condition of approval. Typically, the county board would impose a deed restriction as part of a conditional zoning approval to implement a condition like this. However, land divisions do not require county board approval and the county zoning committee does not have the authority to impose a condition of this nature.

To effectuate its condition of approval, the town could require the owner to record a deed restriction prohibiting development until such time as the relevant plan policy has been amended.