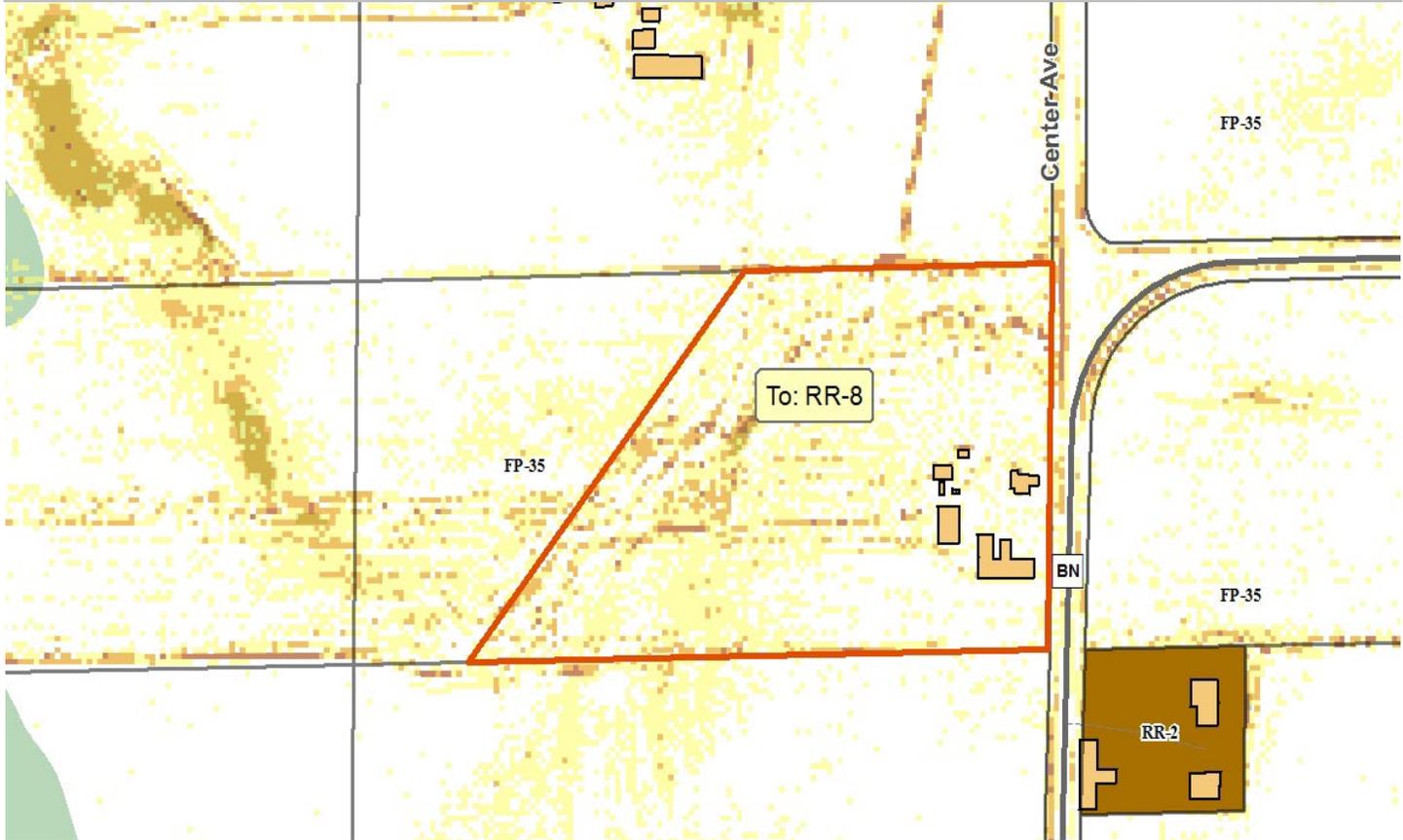


<b>Staff Report</b>    <b>Zoning and Land Regulation Committee</b>	<i>Public Hearing:</i> <b>May 24, 2022</b>		<b>Petition 11827</b>
	<i>Zoning Amendment Requested:</i> <b>FP-35 Farmland Preservation District TO RR-8 Rural Residential District</b>		<i>Town/Section:</i> <b>PLEASANT SPRINGS, Section 22</b>
	<i>Size:</i> <b>12.8 Acres</b>	<i>Survey Required:</i> <b>Yes</b>	<i>Applicant:</i> <b>JOE HOUGAN</b>
	<i>Reason for the request:</i> <b>Separating existing residence from farmland</b>		<i>Address:</i> <b>2351 COUNTY HWY BN</b>



**DESCRIPTION:** Applicant proposes to separate the existing farm residence and buildings from the surrounding farmland by creating a new 12.8 acre RR-8 zoned parcel.

**OBSERVATIONS:** Existing land uses on the proposed RR-8 parcel are rural residential (2.3 acres), agriculture (3.9 acres), and woodland (6.6 acres). Surrounding land uses are also agriculture / open space and scattered rural residential. The proposed lot configuration would encompass the entirety of frontage along County Highway BN. Note that the owner has adjoining lands to the west and north with access to Center Ave. No sensitive environmental features observed on the property.

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

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

**STAFF:** As indicated on the attached density study report, the larger ~80 acre farm property remains eligible for one possible density unit, or “split”. The town of Pleasant Springs counts all residences toward the density limit. One possible density unit will remain available to the remaining FP-35 zoned land comprising the original 1978 farm unit owned by the Hougans.

The proposed separation of the existing residence at 2351 CTH BN is consistent with town plan policies. Staff recommends approval of the petition with the following town condition:

1. Owner shall record a deed restriction on the balance of approximately 27 acres of FP-35 zoned land lying west of CTH BN prohibiting further nonfarm development (tax parcels 0611-222-8500-6, and 0611-222-8000-1).

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

**TOWN:** Approved with a deed restriction prohibiting development on the remaining ~27 acres of FP-35 zoned land west of CTH BN.