



Staff Report

Zoning and Land Regulation
Committee

Public Hearing: **September 17, 2018**

Zoning Amendment:
**A-1 Exclusive Agriculture District
to RH-1 Rural Homes District**

Acres: 3.1
Survey Req. Yes

Reason:

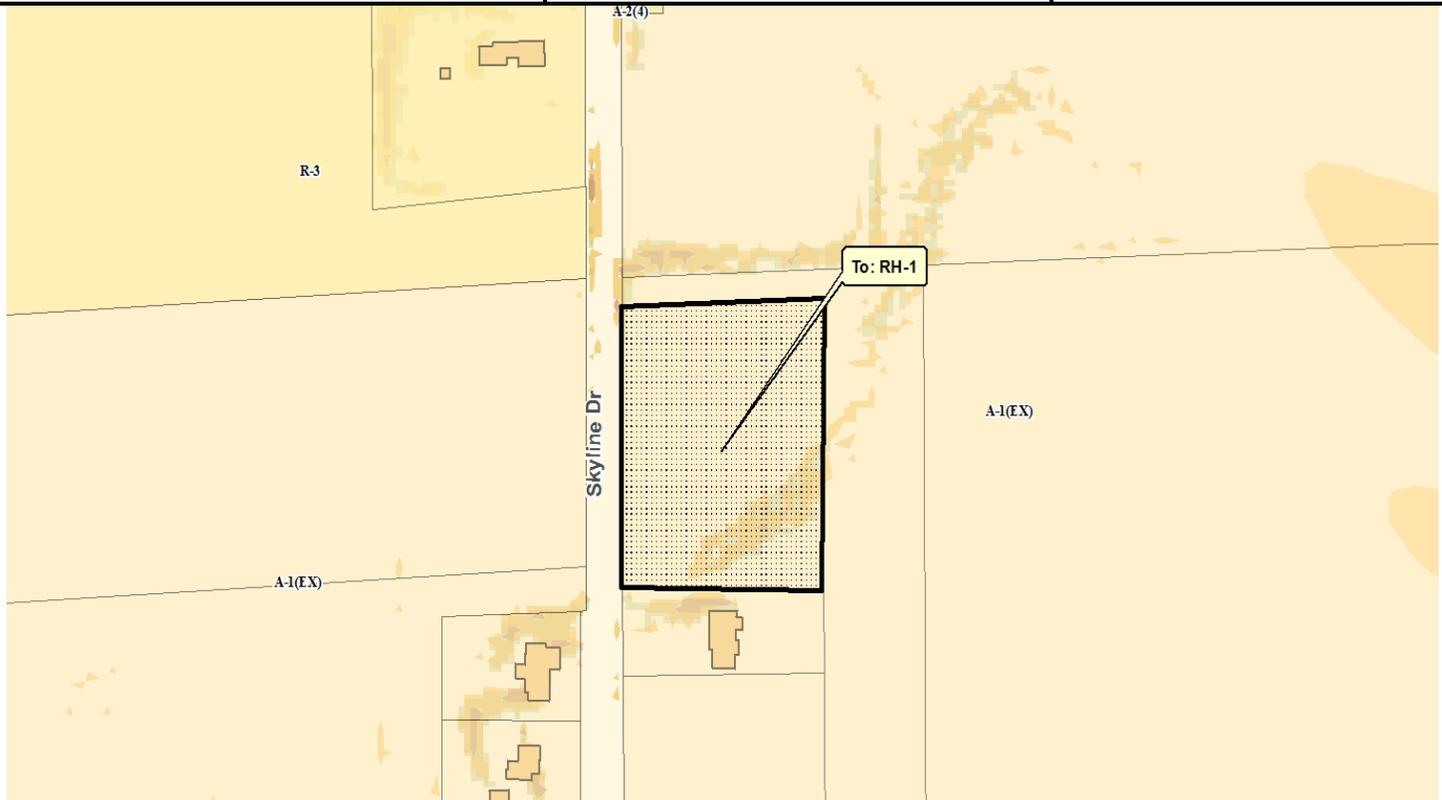
Creating one residential lot

Petition: **Petition 11340**

Town/Section:
**Pleasant Springs, Section
32**

Applicant:
**Linnerud Farms, Limited
Partnership**

Location:
North of 1824 Skyline Drive



DESCRIPTION: The applicant proposes to create a new 3.1-acre RH-1 Rural Homes residential parcel for a new single-family home.

OBSERVATIONS: Surrounding land uses include scattered rural residences, agriculture, and other open space. No sensitive environmental features are observed.

TOWN PLAN: The property is located in the Agricultural Preservation Area of the adopted town of Pleasant Springs/Dane County Comprehensive Plan. The allowed residential density for this area is one dwelling unit per 35 acres owned as of June 6, 1978.

RESOURCE PROTECTION: No areas of resource protection corridor are located on the property.

STAFF: As indicated in the attached density study, the property remains eligible for four (4) possible splits. If the petition is approved, three (3) possible splits will remain. The proposal appears reasonably consistent with town/county plan policies.

TOWN: The Town Board approved the petition noting that 3 development rights will remain on the original farm. The Certified Survey Map shall be approved by the Town and the map shall meet specific Town conditions.