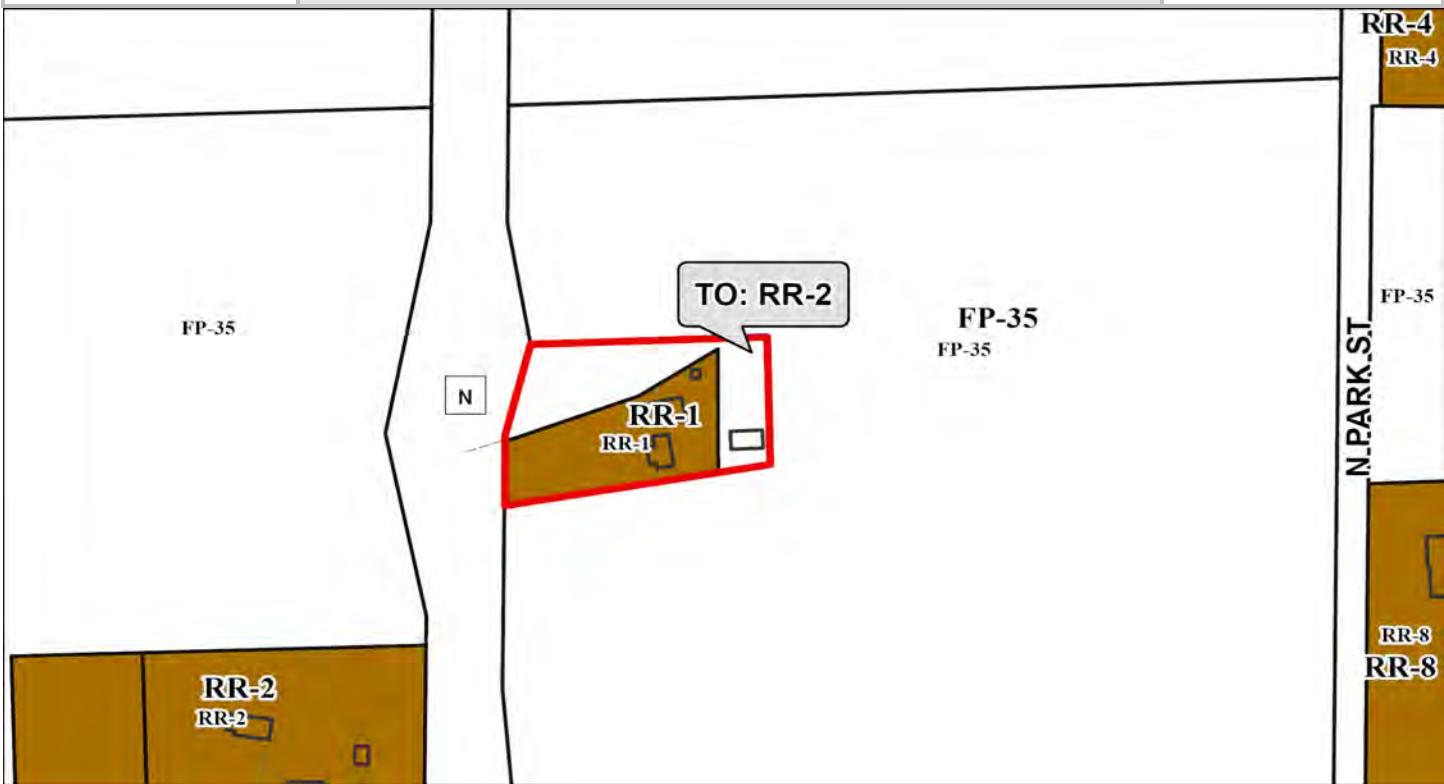


Staff Report  Zoning & Land Regulation Committee	<u>Public Hearing:</u> January 27, 2026 <u>Zoning Amendment Requested:</u> RR-1 Rural Residential District and FP-35 Farmland Preservation District TO RR-2 Rural Residential District	Petition 12240 <u>Town, Section:</u> PLEASANT SPRINGS, Section 4
	<u>Size:</u> 1.1,1.0 Acres	<u>Survey Required:</u> Yes
	<u>Reason for the request:</u> EXPANDING THE SIZE OF AN EXISTING RESIDENTIAL LOT	<u>Applicant:</u> JOHN BAILEY AND ERIKA FOSTER
		<u>Address:</u> 2950 COUNTY HIGHWAY N



DESCRIPTION: Applicants would like to expand the size of an existing residential lot, from one acre to 2.1 acres. A new one-lot certified survey map (CSM) would be recorded.

OBSERVATIONS: The proposed lot expansion meets county ordinance requirements, including lot size, building setbacks from lot lines, and maximum lot coverage by buildings. The existing barn is being torn down. The property is within the City of Madison's extraterritorial plat jurisdiction for review of the land division / CSM. No change of access is proposed; however, any change of use, reconstruction, or modification of the existing access requires a permit from Dane County Highway Department.

COMPREHENSIVE PLAN: This petition is located in the town's rural mixed use planning area and is subject to the land use policies related to that designation. No land use change is proposed. The proposed rezoning and lot expansion is consistent with the comprehensive plan's goals, objectives of policies related to residential land uses. For questions about the land use plan, please contact Senior Planner Majid Allan at (608) 267-2536 or Allan.Majid@danecounty.gov.

RESOURCE PROTECTION: There are no sensitive environmental resources on or within 300 feet of the subject property.

TOWN ACTION: The Town Board has recommended approval of this rezone, noting that if the sale of the property does not go through, this rezone will be null and void.

STAFF RECOMMENDATION: Pending any concerns raised at the ZLR public hearing, staff recommends approval with no conditions. As indicated by the town's approval action, this rezone would be rendered null and void if the CSM is not recorded within 90 days of final county approval. Please contact Rachel Holloway at (608) 266-9084 or holloway.rachel@danecounty.gov if you have questions about this petition or staff report.