
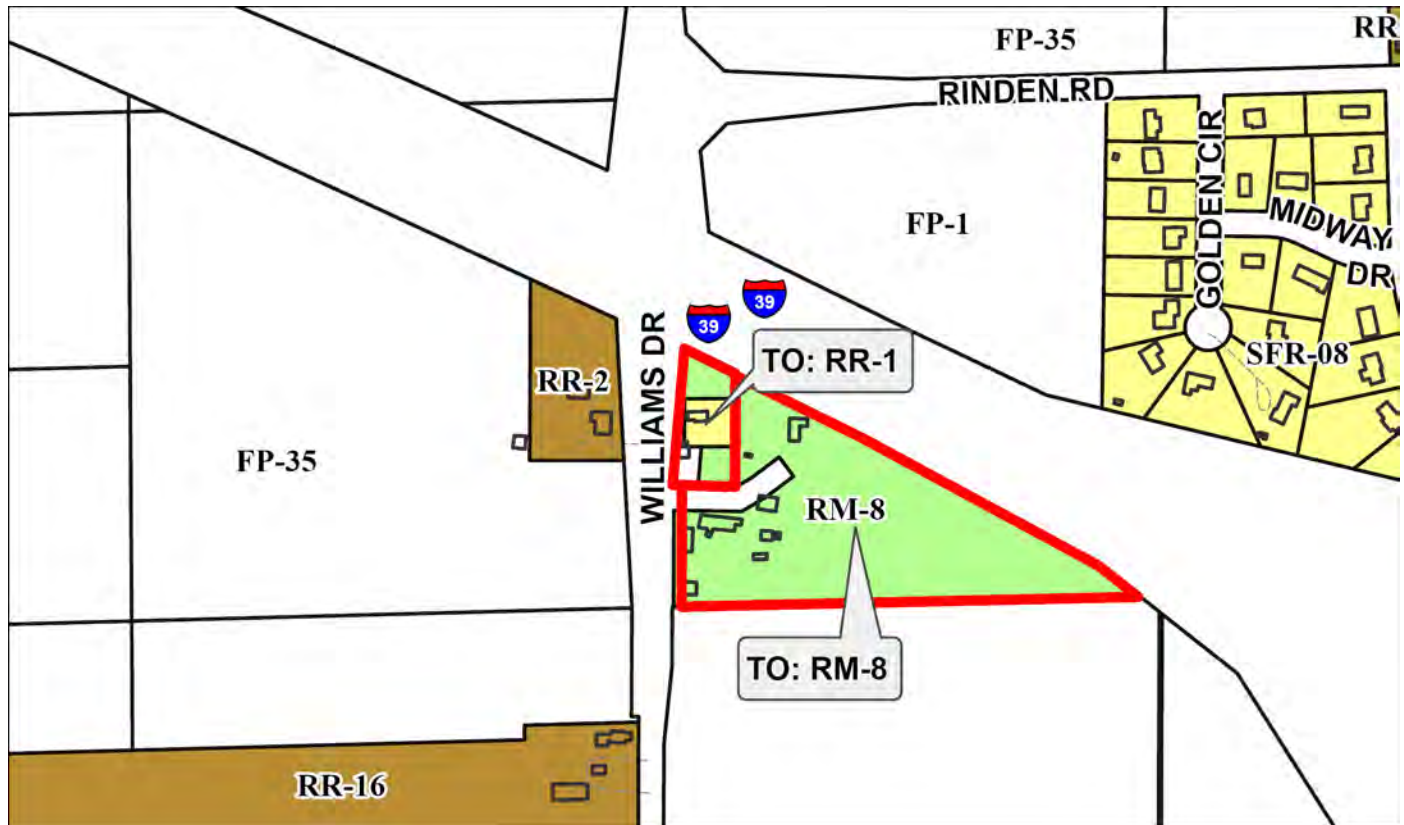


Staff Report  Zoning & Land Regulation Committee	Public Hearing: July 23, 2024		Petition 12060
	<u>Zoning Amendment Requested:</u> SFR-08 Single Family Residential District and RM-8 Rural Mixed-Use District TO RR-1 Rural Residential District, FP-35 Farmland Preservation District TO RM-8 Rural Mixed-Use District		<u>Town, Section:</u> PLEASANT SPRINGS, Section 9
	<u>Size:</u> 0.38,0.73,0.1 Acres	<u>Survey Required:</u> Yes	<u>Applicant:</u> RIPPLE TR & PHILIP GHILONI
	<u>Reason for the request:</u> Shifting of property lines between adjacent land owners		<u>Address:</u> 2854 & 2856 WILLIAMS DR



DESCRIPTION: Applicant Philip Ghiloni would like to reconfigure the two parcels he owns in partnership with Thomas Ripple, to expand the existing residential lot that is currently 0.4 acres in size with SFR-08 zoning. The goal is to place the existing detached garage on the same lot as the house at 2854 Williams Drive. The existing metes and bounds parcels would be reconfigured with a two-lot certified survey map (CSM). The change would result in one residential lot 1.1 acres in size with RR-1 zoning, and one residential/agricultural lot 8.9 acres in size which would remain in RM-8 zoning.

OBSERVATIONS: The proposed lot configuration complies with the requirements of the proposed zoning districts. It would also clean up a remnant parcel with FP-35 zoning (tax parcel 0611-092-9002-0) that is located along the south edge of the existing RM-8 lot, by incorporating it into the CSM lot.

The existing buildings closest to Williams Drive that do not meet current-day minimum building setback requirements are an existing nonconforming condition which would not be made more nonconforming as a result of the CSM.

Town road right-of-way maps do not match the survey map provided with the petition. The records available show that the town road in this area was not fully vacated. This means the road right-of-way must be vacated or discontinued prior to the new CSM being recorded (see staff recommendations below).

Property is subject to the Village of McFarland's extraterritorial jurisdiction for land division reviews.

COMPREHENSIVE PLAN: The property is located in the town's agricultural preservation area. The proposed lot line adjustment between the two existing residential parcels appears consistent with comprehensive plan policies. For questions about the comprehensive plan, please contact Senior Planner Majid Allan at (608) 267-2536 or allan.majid@danecounty.gov.

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

TOWN ACTION: On July 16, 2024 the Town Board recommended approval of the rezone noting it is approved based on a driveway agreement that the applicants provided.

STAFF RECOMMENDATION: Pending any comments at the public hearing, staff recommends approval of the rezone petition subject to the following conditions:

1. This rezone petition #12060 shall become effective only upon the Town Board approval to vacate the Lunde Lane road right-of-way.
2. A shared driveway easement and agreement shall be recorded for the two CSM lots.

Please contact Rachel Holloway at (608) 266-9084 or holloway.rachel@danecounty.gov if you have questions about this petition or staff report.