
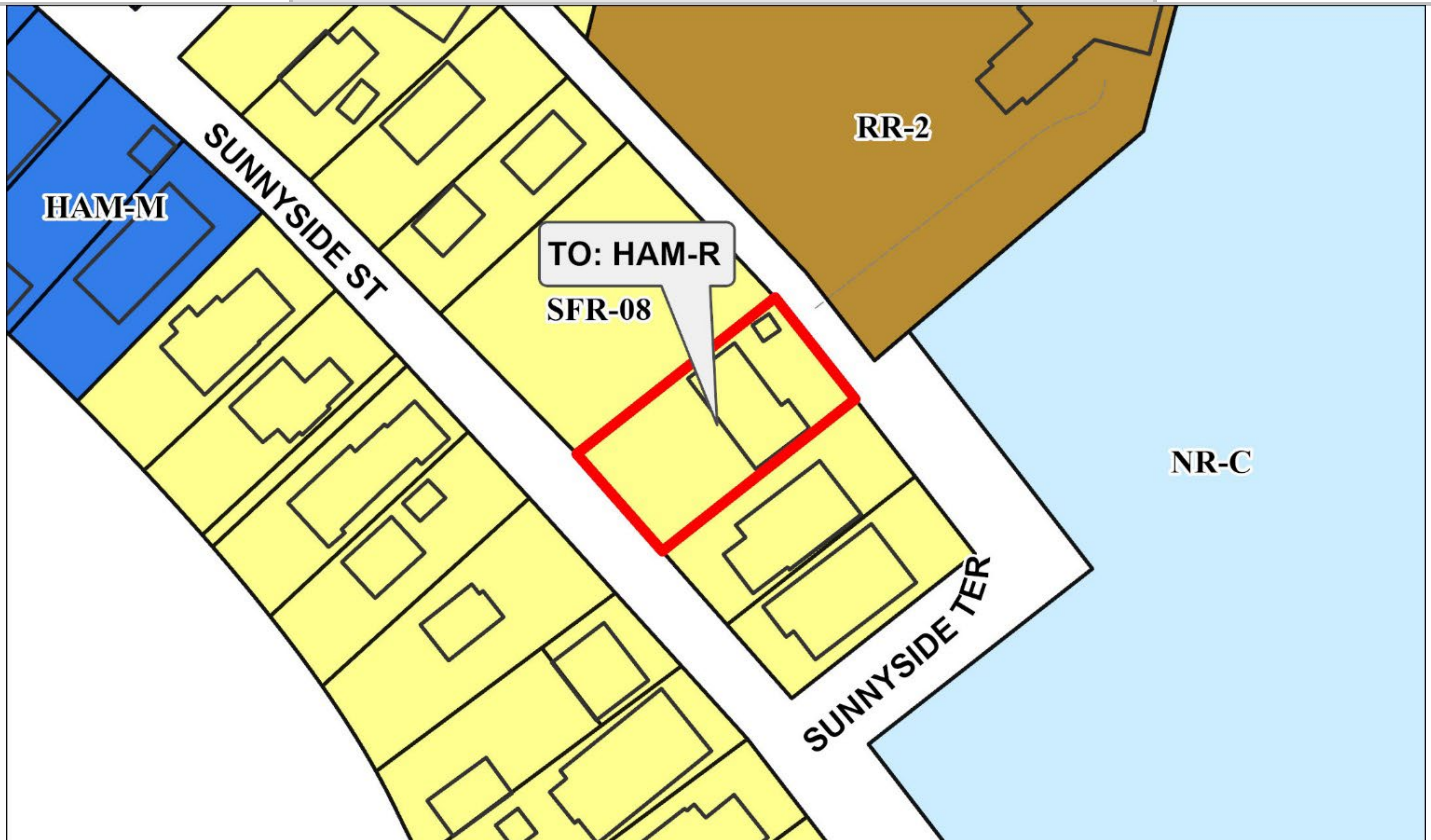


<b>Staff Report</b>    <b>Zoning and Land Regulation Committee</b>	<i>Public Hearing:</i> <b>December 19, 2023</b>		<b>Petition 11992</b>
	<i>Zoning Amendment Requested:</i> <b>SFR-08 Single Family Residential District TO HAM-R Hamlet Residential District</b>		<i>Town/Section:</i> <b>PLEASANT SPRINGS, Section 18</b>
	<i>Size:</i> <b>0.2 Acres</b>	<i>Survey Required:</i> <b>No</b>	<i>Applicant</i> <b>JOSEPH MURRAY &amp; MICHELLE GILLES</b>
	<i>Reason for the request:</i> <b>ZONING COMPLIANCE FOR EXISTING HOUSE SETBACKS</b>		<i>Address:</i> <b>3084 SUNNYSIDE ST.</b>



**DESCRIPTION:** Joe Murray wants to rezone an existing residential lot from SFR-08 to HAM-R, in order to renovate and raise the elevation of the existing home on site on a new foundation. The property is Lot 6, Block 3 of Monson’s Park Plat. The existing home does not meet the setback requirements of today’s SFR-08 district.

**OBSERVATIONS:** The proposed lot and home placement meets the requirements of the HAM-R zoning district. The property is unique in that it has frontage on two public roads, Sunnyside Street and Sunnyside Terrace. Because of this, and because this residential subdivision was platted prior to Dane County zoning and land division ordinances were in place, the building setbacks will be based on the development pattern of the rest of the block. Setbacks will be 10’ total of both side yards, 20’ from the Sunnyside Street lot line, and 30’ from the Sunnyside Terrace lot line.

**COMPREHENSIVE PLAN:** The property is located in the Lake Kegonsa & Lower Yahara River Residential planning area. Comprehensive plan policies require redevelopment to be of similar character and density to existing, neighboring development. The proposal appears to be reasonably consistent with comprehensive plan policies. (For questions about the comprehensive plan, please contact Senior Planner Majid Allan at (608) 267-2536 or [allan@countyofdane.com](mailto:allan@countyofdane.com))

**RESOURCE PROTECTION:** The property is subject to shoreland zoning regulations due to proximity to Lake Kegonsa. Site development and home reconstruction will require shoreland erosion control permits and a shoreland zoning permit. There is no wetland or floodplain present on site.

**TOWN ACTION:** On November 21, 2023 the Town Board recommended approval of the petition, subject to no further development and the home to remain a single-family unit.

**STAFF RECOMMENDATION:** Staff notes that the HAM-R zoning district allows a wider variety of residential uses than the current zoning, including two-family residences and attached accessory dwelling units which are permitted by right. These uses are not currently proposed; however if the Town of Pleasant Springs wishes to further restrict residential options in this area, a deed restriction can be required as a condition of approval on the rezoning. As noted above, the town did recommend a restriction on future uses.

Pending any comments at the public hearing, staff recommends approval of the petition with the following conditions:

1. A deed restriction shall be recorded on the lot stating the following:
  - a. Land uses on the property shall be limited exclusively to one single-family residence.

Any questions about this petition or staff report please contact Rachel Holloway at (608) 266-9084 or [holloway.rachel@countyofdane.com](mailto:holloway.rachel@countyofdane.com)