
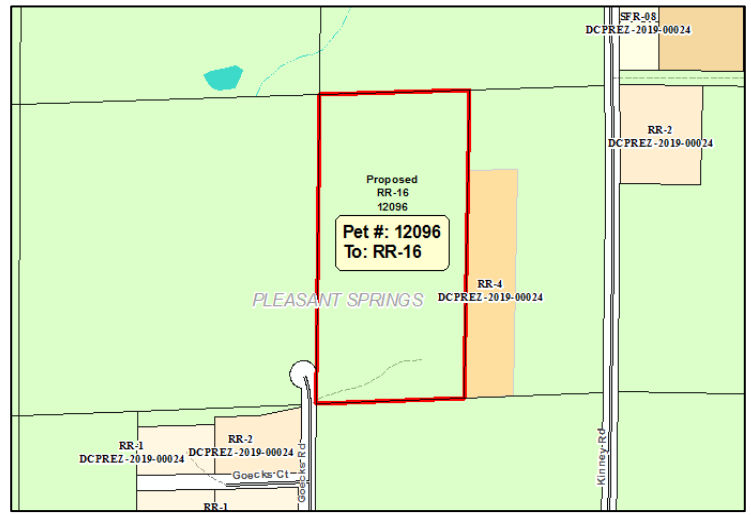
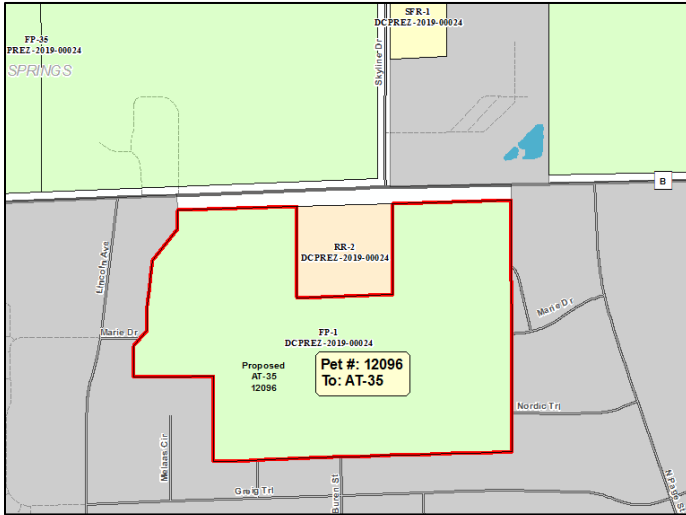


<p><b>Staff Report</b></p>  <p><b>Zoning &amp; Land Regulation Committee</b></p>	<p><u>Public Hearing:</u> <b>September 24, 2024</b></p>	<p><b>Petition 12096</b></p>
	<p><u>Zoning Amendment Requested:</u>  <b>FP-35 Farmland Preservation District TO AT-35 Agriculture Transition District, FP-35 Farmland Preservation District TO RR-16 Rural Residential District</b></p>	<p><u>Town, Section:</u>  <b>PLEASANT SPRINGS, Section 31</b></p>
	<p><u>Size:</u> <b>26.36,19.81 Acres</b></p>	<p><u>Survey Required:</u> <b>No</b></p>
	<p><u>Reason for the request:</u>  <b>TOWN-INITIATED BLANKET REZONE OF PROPERTIES FOR CONSISTENCY WITH THE DANE COUNTY FARMLAND PRESERVATION PLAN AND S. 91.38, WISCONSIN STATUTES.</b></p>	



**DESCRIPTION:** As part of the decennial state recertification of Dane County’s farmland preservation zoning ordinance, the county and participating towns need to make sure county zoning maps comply with s. 91.38, Wis. Stats. This section of statute prohibits farmland preservation zoning in places not also mapped for farmland preservation in the county *Farmland Preservation Plan*. Petition 12096 cleans up one such inconsistency in the Town of Pleasant Springs zoning map for a tax parcel within the city of Stoughton’s urban service / future growth area. Another tax parcel located in the town’s ag preservation area is also included to correct an error in the zoning assigned to it as part of the 2019 comprehensive revision of the zoning code.

**OBSERVATIONS:** The following changes are proposed:

- One tax parcel from the FP-1 to AT-35 zoning district. This agricultural property is located within the city of Stoughton urban service / future growth area, though subject to a deed restriction prohibiting residential development. AT-35 is the most appropriate zoning to accommodate the continued agricultural use.
- One tax parcel from the FP-1 to RR-16 zoning district. This ~20 acre rural residential property was inadvertently assigned FP-1 zoning in 2019. RR-16 zoning would accommodate the longstanding rural residential use.

**COMPREHENSIVE PLAN:** One of the two properties is located in the town’s agricultural transition area, and the other in the agricultural preservation area. As noted above, the recommended zoning would both accommodate existing land uses and ensure compliance with state farmland preservation law requirements. For questions about the comprehensive plan, please contact Senior Planner Majid Allan at (608) 267-2536 or [allan.majid@danecounty.gov](mailto:allan.majid@danecounty.gov).

**RESOURCE PROTECTION:** No areas of resource protection on either of the properties. No new development is proposed.

**TOWN ACTION:** The town approved the rezone on July 16<sup>th</sup>.

**STAFF RECOMMENDATION:** Staff recommends that the petition be approved, with no conditions.

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