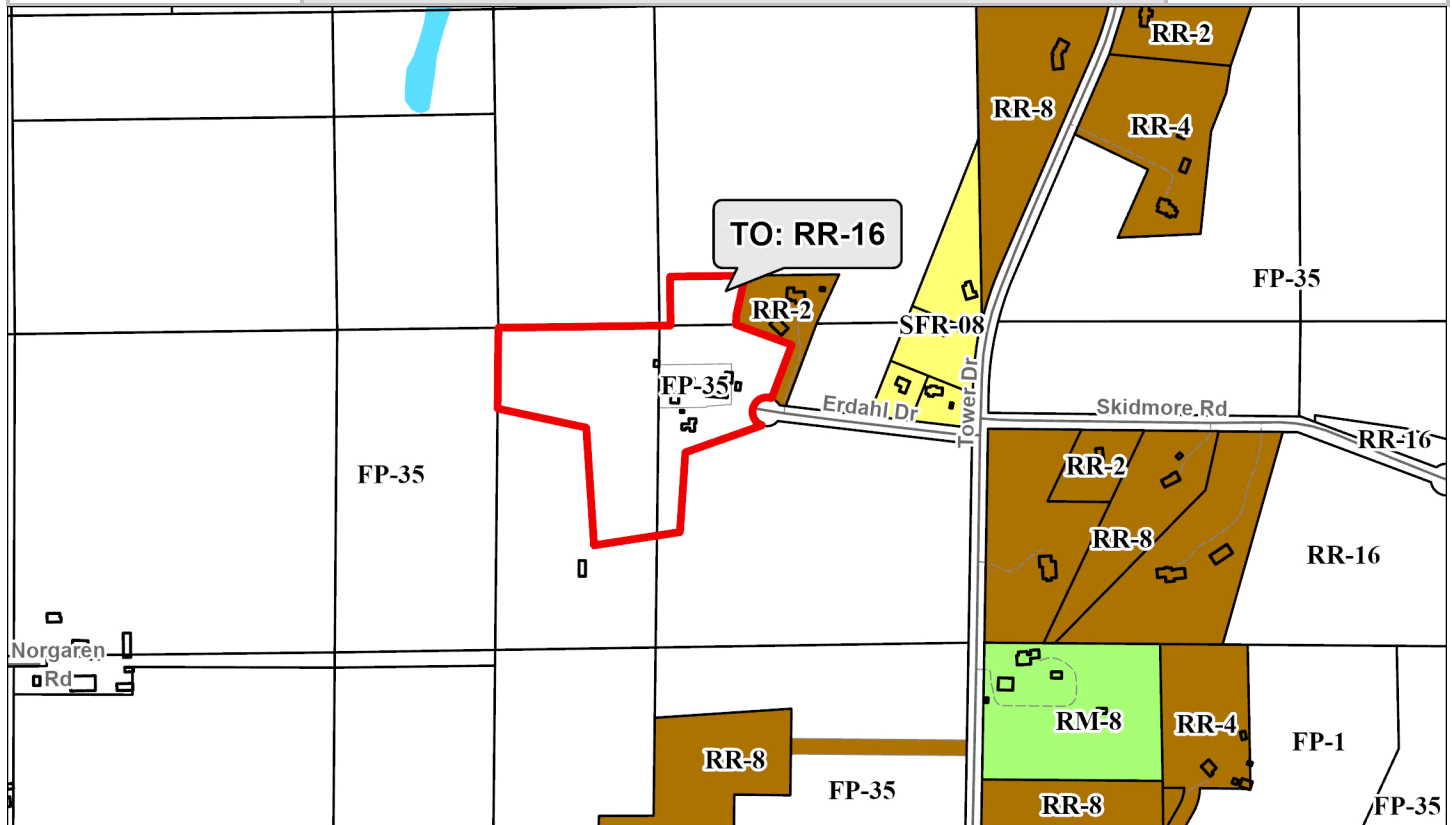


Staff Report  Zoning & Land Regulation Committee	<u>Public Hearing:</u> July 28, 2026		Petition 12304
	<u>Zoning Amendment Requested:</u> FP-35 Farmland Preservation District TO RR-16 Rural Mixed-Use District		<u>Town, Section:</u> PLEASANT SPRINGS, Section 26
	<u>Size:</u> 16.4 Acres	<u>Survey Required:</u> Yes	<u>Applicant:</u> HARLAN D ERDAHL
	<u>Reason for the request:</u> Separating existing residence from farmland		<u>Address:</u> 1901 ERDAHL DR



DESCRIPTION: Applicant proposes to separate the existing residence and buildings at 1901 Erdahl Drive onto a 16-acre RR-16 zoned lot via certified survey map. No new development is proposed.

OBSERVATIONS: The proposed lot configuration largely follows a woodlot on the property. No other sensitive environmental features observed. The proposed lot configuration meets county ordinance requirements for lot size, public road frontage, building setbacks, and lot coverage by buildings. Rural Residential zoning districts limit livestock use to one animal unit per acre, unless a conditional use permit is approved to allow more.

COMPREHENSIVE PLAN: This petition is in the town's agricultural preservation planning area and is subject to the land use policies related to that designation. As indicated on the attached density study report, the property is not eligible for any additional density units. Since the town density limitation applies to all residences, regardless of construction date, separation of the home at 1901 Erdahl Rd will have no net impact on allowable density. The proposal is consistent with applicable comprehensive plan policies. Staff recommends approval with the condition listed below.

For questions about the comprehensive plan, please contact Senior Planner Majid Allan at (608) 267-2536 or Allan.Majid@danecounty.gov.

RESOURCE PROTECTION: No resource protection corridors located on the property. An intermittent drainageway on the property was determined to be non-navigable in 2019.

TOWN ACTION: Town Board recommends approval, with no conditions suggested.

STAFF RECOMMENDATION: Staff recommends approval with the following condition, based on the density study:

1. A deed restriction shall be recorded on the balance of FP-35 zoned land owned by the applicant prohibiting further nonfarm development in accordance with town plan policies (tax parcels 061126485006, 061126480654, 061126490009, and 061126495004).

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