
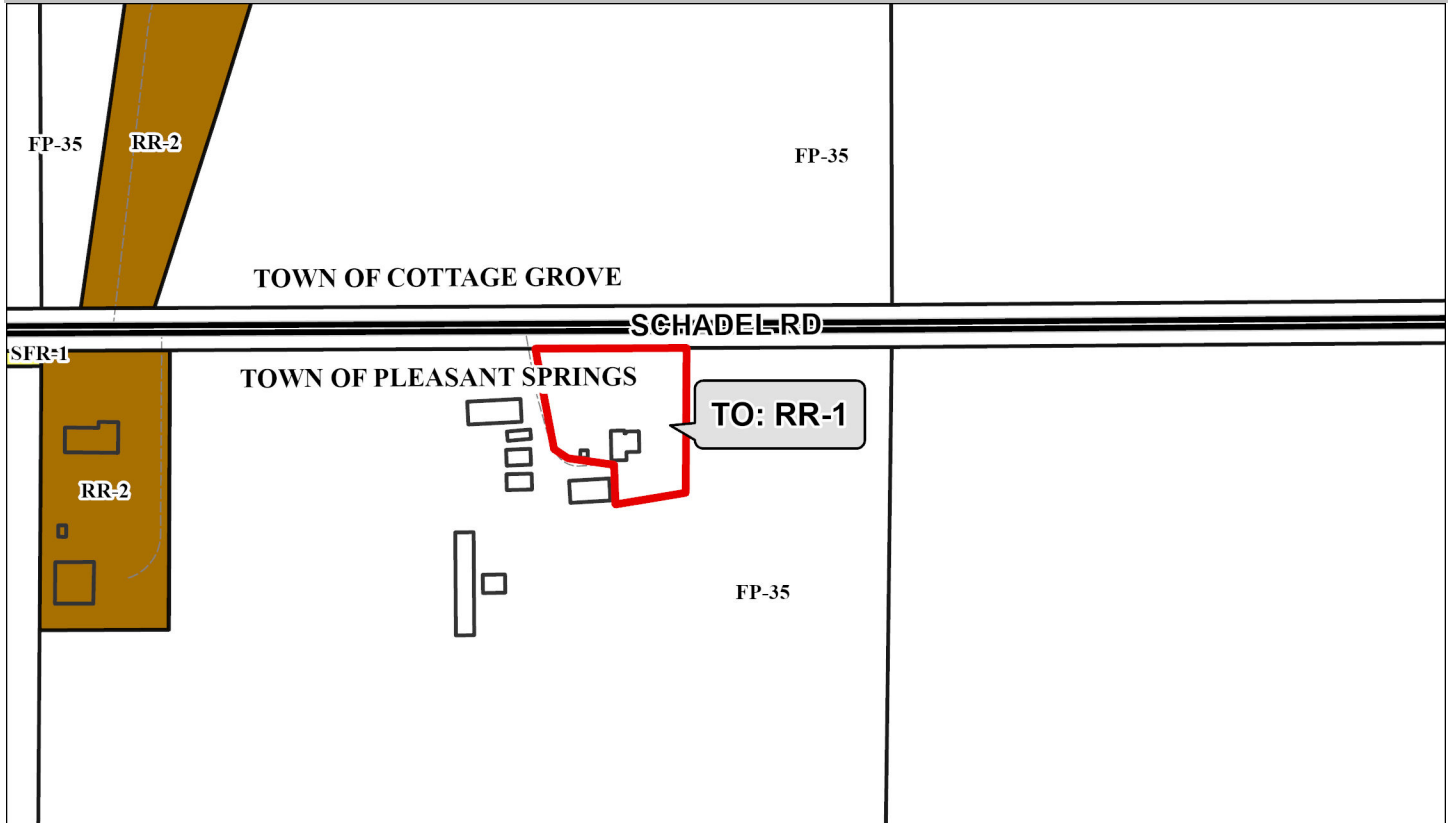


Staff Report  Zoning & Land Regulation Committee	<u>Public Hearing:</u> May 26, 2026		Petition 12273
	<u>Zoning Amendment Requested:</u> FP-35 Farmland Preservation District TO RR-1 Rural Residential District		<u>Town, Section:</u> PLEASANT SPRINGS, Section 2
	<u>Size:</u> 1 Acres	<u>Survey Required:</u> Yes	
	<u>Reason for the request:</u> Creating one residential lot		<u>Applicant:</u> AAA ACRES LLC
			<u>Address:</u> EAST OF 2005 SCHADEL ROAD



DESCRIPTION: Applicant proposes to create a new one-acre rural residential lot to allow construction of a new home. The subject property was the site of a previous farm residence that was torn down within the past two years.

OBSERVATIONS: The property is part of an ~80-acre farm consisting entirely of Class 1 and 2 prime agricultural soils. The proposed new lot does not include any of the crop land. The proposed lot configuration meets county ordinance requirements, including lot size, public road frontage, building setbacks, and lot coverage by buildings. There is a small shed on the proposed lot, which the applicants note will be removed.

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 eligible for one density unit or “split”. If the petition is approved, the eligible density units will be exhausted.

Staff finds the proposal is consistent with applicable comprehensive plan policies related to nonfarm development and recommends that approval be conditioned on recording of a deed restriction prohibiting nonfarm development on the remaining FP-35 zoned land (tax parcels 061102280012 and 061102185009).

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

RESOURCE PROTECTION: No areas of resource protection located on or adjacent to the property.

TOWN ACTION: Town Board recommends approval subject to a deed restriction prohibiting further development, and noting that the shed on the property must be removed within 90 days.

STAFF RECOMMENDATION: Pending receipt of the town action report and any concerns raised at the ZLR public hearing, staff recommends approval of the petition with the following conditions:

1. Owner shall record a deed restriction on the remaining FP-35 zoned land (tax parcels 061102280012 and 061102185009) stating the following:
 - a. Further residential/nonfarm development is prohibited on the remaining FP-35 zoned land. The housing density rights for the original Otis Anderson farm have been exhausted per the Town Comprehensive Plan density policies.
2. The shed located on the new lot shall be removed within 90 days of this rezoning approval.

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