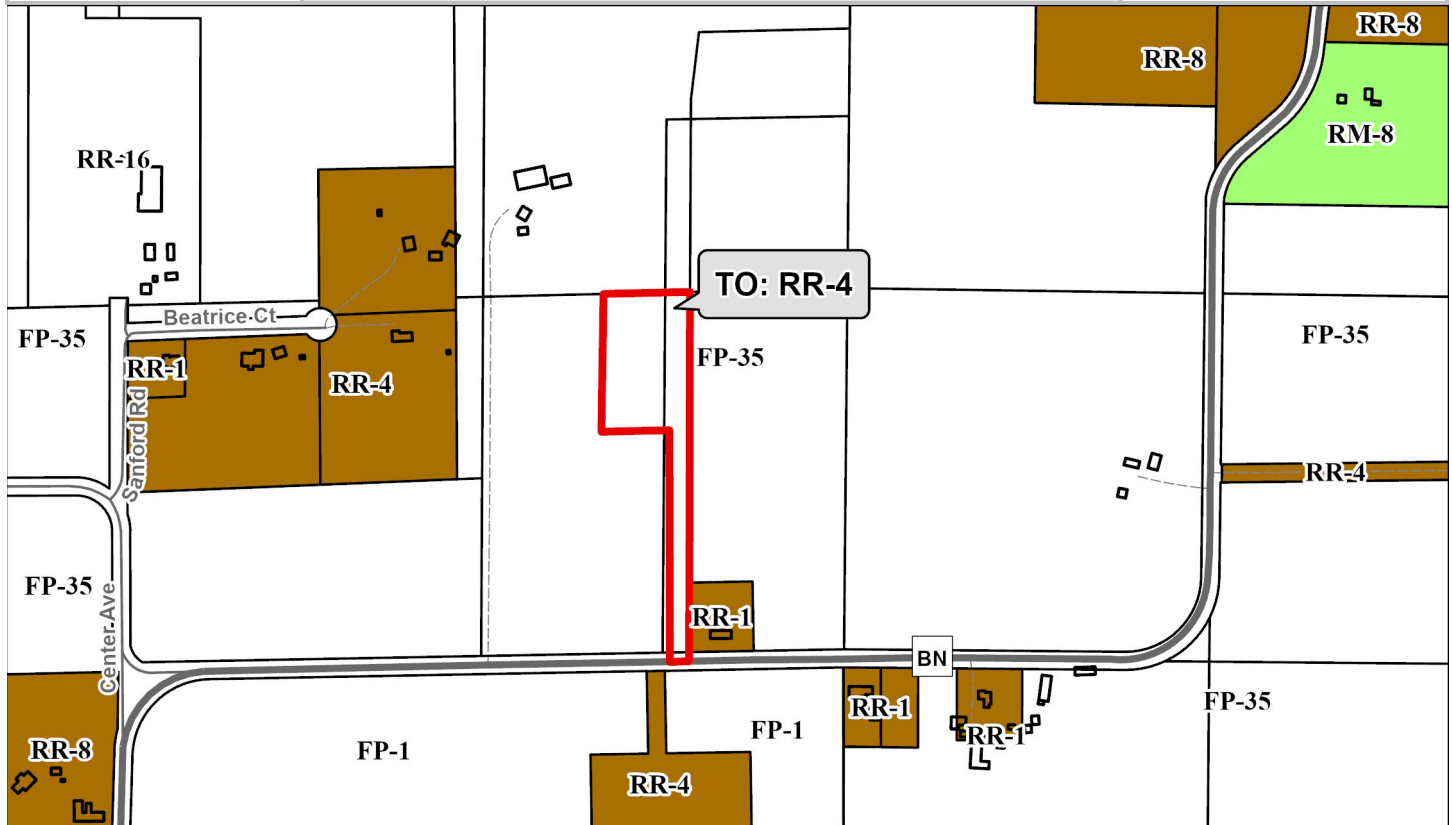


Staff Report  Zoning & Land Regulation Committee	<u>Public Hearing:</u> August 25, 2026		Petition 12318
	<u>Zoning Amendment Requested:</u> FP-35 Farmland Preservation District TO RR-4 Rural Residential District		<u>Town, Section:</u> PLEASANT SPRINGS, Section 15
	<u>Size:</u> 4.9 Acres	<u>Survey Required:</u> Yes	<u>Applicant:</u> JOEL E HOUGAN
	<u>Reason for the request:</u> Creating one residential lot		<u>Address:</u> EAST OF 2371 COUNTY HIGHWAY BN



DESCRIPTION: The Hougans would like to create one 5-acre lot to construct a new home on. A one-lot certified survey map (CSM) would be recorded to divide the lot from their farm land.

OBSERVATIONS: While the rezoning area satisfies county requirements for lot size and minimum road frontage. The applicants propose to access the site via a connection to the existing driveway to the west. Because the Chapter 75 land division ordinance requires driveways to be located on the lot they serve, the applicants have submitted a land division waiver for this. If the waiver is not approved, access will need to be provided on the newly created lot.

The proposed lot is located in an area with other similar rural residential lots, including one created across BN in 2024.

Portions of the property are included in the Wisconsin Historical Society Archaeological Site Inventory for an uncatalogued burial site.

HIGHWAY ACCESS: Because the new home would have access on County Highway BN, an access permit must be obtained form Dane County Highway Department. In this case, highway approval may be to verify a second home can use the existing driveway, or (if the land division waiver noted above is not approved) a new access permit would be needed for a new driveway within the lot. For questions contact Kevin Eslick 608-283-1486 / eslick.kevin@danecounty.gov

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 remains eligible

for 4 density units or “splits”. The proposed building site is located on class 8 soils, the lowest classification on the Land Evaluation and Site Assessment soil rankings. This proposal is consistent with both the density policy as well as the overall farmland preservation goals, objectives of policies related to residential development found in the comprehensive plan.

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 resources within 300 feet of the subject property.

Driveways more than 120 feet long will require an erosion control permit from Dane County Land and Water Resources, and may also trigger stormwater management requirements. For questions please contact Elliott Mergen at Water Resource Engineering at (608) 224-3730 / Mergen.Elliott@danecounty.gov.

Applicant should contact the Wisconsin Historical Society to address any cultural resource protections that may be needed or advised, prior to any land disturbing activity on the portion of the property within the burial site mapping.

TOWN ACTION: Pending. (Scheduled for September 1, 2026)

STAFF RECOMMENDATION: Postponement pending town action.

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