

<b>Staff Report</b>    <b>Zoning and Land Regulation Committee</b>	<i>Public Hearing:</i> <b>March 22, 2022</b>		<b>Petition 11809</b>
	<i>Zoning Amendment Requested:</i> <b>RM-16 Rural Mixed-Use District TO RR-1 Rural Residential District, RM-16 Rural Mixed-Use District TO AT-35 Agriculture Transition District</b>		<i>Town/Section:</i> <b>SPRINGDALE, Section 25</b>
	<i>Size:</i> <b>1.35,0.45 Acres</b>	<i>Survey Required:</i> <b>Yes</b>	<i>Applicant</i> <b>R &amp; J ACRES LLC c/o Beverly Tucker</b>
	<i>Reason for the request:</i> <b>Creating one residential lot</b>		<i>Address:</i> <b>EAST OF 1985 SPRING ROAD ROAD</b>



**DESCRIPTION:** Landowner wishes to rezone 1.35 acres from the RM-16 zoning district to create a new residential lot in the RR-1 zoning district. At the same time, another 0.45 acres on the southwest side of Spring Rose Road would be rezoned to the AT-35 zoning district for sale to an adjoining landowner.

**OBSERVATIONS:** Both proposed parcels conform to dimensional and road frontage requirements of the Dane County Zoning and Land Division Ordinances.

**TOWN PLAN:** The *Town of Springdale / Dane County Comprehensive Plan* limits this property to no more than one land division. If Petition 11809 is approved, it will exhaust the development potential on this property.

**RESOURCE PROTECTION:** There are no mapped resource protection corridors within 300 feet of the proposed RR-1 lot.

**STAFF:** Recommend approval with a condition that the landowner record a deed restriction on the portion of the property remaining in RM-16 to prohibit further division. *(For questions about this recommendation, please contact Brian Standing at [standing@countyofdane.com](mailto:standing@countyofdane.com).)*

**TOWN:** The town board has recommended approval with one condition. (See Town Board Action Report in packet.)