

Staff Report  Zoning and Land Regulation Committee	Public Hearing: May 10, 2022		Petition 11823	
	<i>Zoning Amendment Requested:</i> RR-4 Rural Residential District TO RR-2 Rural Residential District, AT-35 Agriculture Transition District TO RR-2 Rural Residential District, AT-35 Agriculture Transition District TO RM-16 Rural Mixed-Use District		<i>Town/Section:</i> SPRINGDALE, Section 27	
	<i>Size:</i> 0.63,5.19,30.6 Acres	<i>Survey Required:</i> Yes	<i>Applicant</i> MICHAEL LEE SCHMITZ	
	<i>Reason for the request:</i> Creating three residential lots		<i>Address:</i> 8617 MESSERSCHMIDT ROAD	



DESCRIPTION: Landowner seeks to create 3 new CSM lots: 2 in the RR-2 zoning district and 1 in the RM-16 zoning district.

OBSERVATIONS: All lots conform to the dimensional and road frontage requirements of the county zoning and land division ordinances.

TOWN PLAN: The Town of Springdale/Dane County Comprehensive Plan limits land divisions for residential development based on the 2003 acreage and land boundaries. If Petition 11823 is approved, this will exhaust the land divisions permitted on this property under the town plan standards.

RESOURCE PROTECTION: GIS information shows that there is a possibility of an intermittent stream that crosses the narrow portion of proposed Lot 2. Navigability determinations may be necessary before any new construction occurs in this particular area of the lot. Area may be subject to Shoreland Regulations.

TOWN: The Town Board approved the petition conditioned upon a deed restriction being placed on the property to prohibit further division of the lot. A deed notice shall also be recorded on the property identifying that housing density rights have been exhausted on the property per Town density policies. The development of Lot 4 shall comply with the building envelope on file at the Town Hall

MAY 10th ZLR MEETING: The petition was postponed due to concerns regarding the development of the property.

STAFF UPDATE: The proposed lots meets the dimensional standards of the zoning districts and appears to meet the development policies found in the Town Comprehensive Plan. The Town has reviewed the development proposal and found that it meets their development policies.

Staff is recommending approval of the petition with the following conditions:

1. Development of Lot 4 shall comply with the building envelope requirements on file at the Springdale Town Hall.
2. A deed restriction shall be recorded on all of the lots (1-4) stating the following: Further land division of the property is prohibited.
3. A deed notice shall be recorded on the lots (1-4) stating the following: The lot development has exhausted the housing density rights for the property. Further development is prohibited per the Town and County Land Use Planning Policies.

For questions about these recommended conditions, please contact Roger Lane, lane.roger@countyofdane.com