

Staff Report



Zoning and Land Regulation Committee

Public Hearing: **June 28, 2022**

Petition 11845

Zoning Amendment Requested:

AT-35 Agriculture Transition District TO RM-8 Rural Mixed-Use District, AT-35 Agriculture Transition District TO RM-16 Rural Mixed-Use District, RM-16 Rural Mixed-Use District TO RR-4 Rural Residential District, RR-2 Rural Residential District TO RM-16 Ru

Town/Section:

SPRINGDALE, Section 34

Size: **11.23,1.17,6.15,3.51 Acres**

Survey Required: **Yes**

Applicant

RANDY & LINDA KAHL

Reason for the request:

Shifting of property lines between adjacent land owners

Address:

EAST OF 8639 LUST ROAD



DESCRIPTION: Landowner wishes to reconfigure several existing Certified Survey Map lots (CSM 11710, Lots 2, 3 & 4, recorded 3/24/2006), currently in the RR-4, AT-35 and RM-16 zoning districts. A proposed new Certified Survey Map would create three new, reconfigured lots:

- Lot 1, 11.23 acres, proposed to be in the RM-8 zoning district;
- Lot 2, 6.15 acres, proposed to be in the RR-4 zoning district, and;
- Lot 3, 16.19 acres, proposed to be in the RM-16 zoning district.

OBSERVATIONS: The existing AT-35 lot (CSM 11710, Lot 2), created in 2006, appears to have been erroneously zoned in the AT-35 Zoning District in 2009 when the comprehensive zoning ordinance revision went into effect. The AT-35 zoning district has a minimum lot size of 35 acres, yet this lot is only 17.76 acres. This parcel would have had a building site under the previous A-1 zoning. Petition 11845 would correct this oversight, and would result in no increase in homesites compared with what was permitted in 2006 when CSM 11710 was recorded.

TOWN PLAN: This property is eligible for a total of four residential lots under the *Town of Springdale / Dane County Comprehensive Plan*. No new homesites would be created with this petition.

RESOURCE PROTECTION: Mount Vernon Creek, with associated wetlands, floodplains and shoreland buffers, flows from northwest to southeast on the opposite side of State Highway 92 from the proposed lots. Portions of the proposed lots fall within the shoreland zone. There is ample room on each lot to avoid such areas, and no significant impacts anticipated.

STAFF: Recommend approval with town conditions.

Questions? Contact Brian Standing at standing@countyofdane.com.

TOWN: The Town of Springdale Board recommends approval with a condition that the proposed Lots 1, 2 & 3 be deed restricted to prohibit further division.