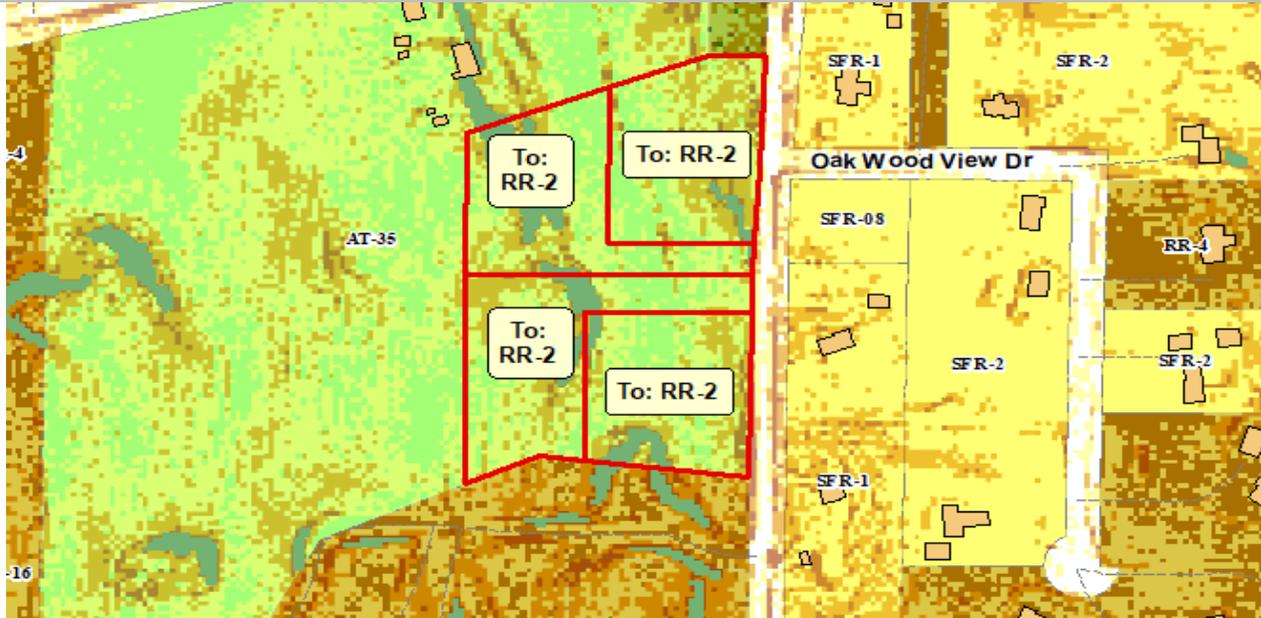


<b>Staff Report</b>    <b>Zoning and Land Regulation Committee</b>	<i>Public Hearing:</i> <b>July 26, 2022</b>		<b>Petition 11861</b>
	<i>Zoning Amendment Requested:</i> <b>AT-35 Agriculture Transition District TO RR-2 Rural Residential</b>		<i>Town/Section:</i> <b>SPRINGDALE, Section 26</b>
	<i>Size:</i> <b>9.69</b>	<i>Survey Required:</i> <b>YES</b>	<i>Applicant:</i> <b>BRINK FAMILY TR</b>
	<i>Reason for the request:</i> <b>Creating 4 residential lots</b>		<i>Address:</i> <b>South of 8289 COUNTY HWY G</b>



**DESCRIPTION:** Landowner wishes to rezone 9.69 acres from the AT-35 zoning district to the RR-2 zoning district to allow for the creation of four rural residential lots.

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

**TOWN PLAN:** The property and proposed development qualify for Density Policy Option 2 under the *Town of Springdale / Dane County Comprehensive Plan*. Residential development is permitted up to a density of one unit per seventeen acres. If Petition 11861 is approved, this will exhaust the development potential for this property.

**DANE COUNTY HWY DEPARTMENT:** CTH G is a controlled access highway. No new access will be permitted on CTH G due to reconfiguration of existing lot. Estimate increase of traffic to be 40 trips per day due to rezone.

**RESOURCE PROTECTION:** Small areas of slopes exceeding 12% grade are scattered on the proposed lots. No significant impacts anticipated.

**TOWN:** The Town Board approved the petition condition upon the property being deed restricted prohibiting further division.

**STAFF:** Recommend approval with a condition that a deed restriction prohibiting further division be recorded on the following parcels:

- 0607-261-9200-9, 0607-264-8500-5, and 0607-264-9001-0

Questions? Contact Brian Standing at [standing@countyofdane.com](mailto:standing@countyofdane.com).