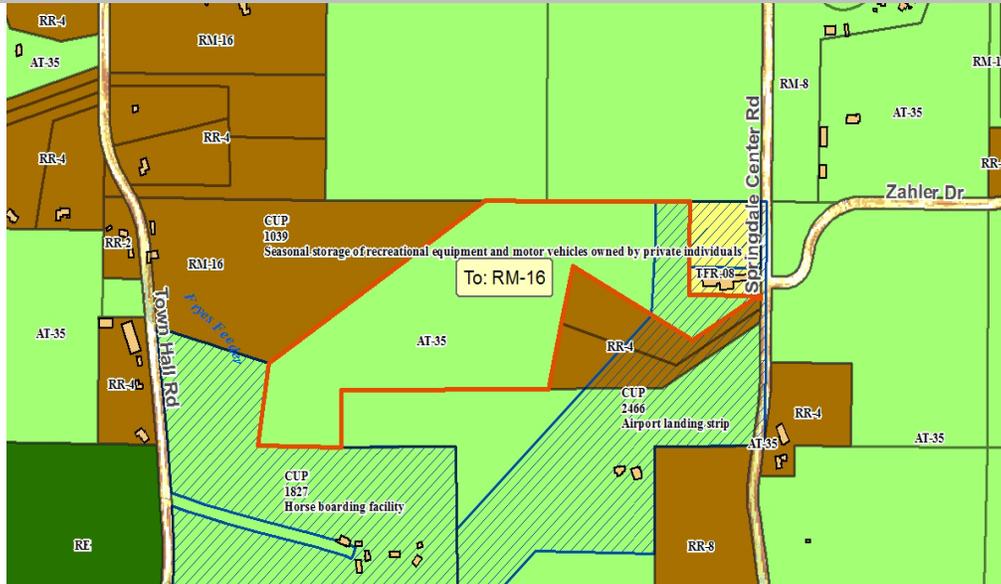


<p>Staff Report</p>  <p>Zoning and Land Regulation Committee</p>	Public Hearing: July 26, 2022		Petition 11866
	<u>Zoning Amendment Requested:</u> AT-35 Agriculture Transition District TO RM-16 Rural Mixed-Use District		<u>Town/Section:</u> SPRINGDALE, Section 28
	<u>Size:</u> 41.55 Acres	<u>Survey Required:</u> No	<u>Applicant:</u> WILLIAM K GARFOOT
	<u>Reason for the request:</u> Creating one residential lot		<u>Address:</u> WEST OF 2161 SPRINGDALE CENTER ROAD



DESCRIPTION: Landowner wishes to rezone an existing 41.55-acre lot (CSM 15159, Lot 3) from the AT-35 zoning district to the RM-16 zoning district to allow for the construction of a single-family residence.

OBSERVATIONS: CSM 15159, Lot 3 is more than twice the minimum lot size (16 acres) of the RM-16 zoning district. Deed restrictions will be necessary to prevent redivision of this lot.

TOWN PLAN: The property is eligible for a total of three residential lots under the *Town of Springdale / Dane County Comprehensive Plan*. If Petition 11866 is approved, this will exhaust the development potential of the property.

RESOURCE PROTECTION: An intermittent tributary to Fries' Feeder Creek, with associated floodplains and wetlands, covers the western portion of CSM 15159, Lot 3, and slopes exceeding 12% cross the middle of the lot from northeast to southwest. There appears to be ample room on the lot to avoid such features, with minimal impact.

TOWN: The Town Board recommended approval of the petition conditioned upon the property being deed restricted to prohibit further division of the lot. The landowner shall comply with the approved building envelope approval on file at the Town Hall.

STAFF: Staff recommends approval with the following conditions:

1. A deed restriction shall be record on the lot to prohibit further division of the lot.
2. The proposed home site that was presented with the application material does not reflect the Town approved building envelope for the property. As part of any zoning permit application, the landowner shall provide copies of any necessary site plan approvals from the Town for any structure to be constructed on the property.

Questions? Contact Brian Standing at standing@countyofdane.com