

Staff Report  Zoning and Land Regulation Committee	<i>Public Hearing:</i> October 26, 2021		Petition 11754
	<i>Zoning Amendment Requested:</i> AT-35 Agriculture Transition District TO RR-4 Rural Residential District, AT-35 Agriculture Transition District TO AT-35 Agriculture Transition District		<i>Town/Section:</i> SPRINGDALE, Section 24
	<i>Size:</i> 4.27 Acres	<i>Survey Required:</i> Yes	
	<i>Reason for the request:</i> Creating one residential lot		<i>Applicant</i> SAALSAA BROS REAL ESTATE LLC
		<i>Address:</i> NORTH OF 2239 SPRING ROSE ROAD	



DESCRIPTION: Applicant proposes to create a new ~4 acre RR-4 (Rural Residential) parcel for future development.

OBSERVATIONS: Current land use is woodland and open space / ag. Surrounding land uses are ag / open space and rural residential. No sensitive environmental features observed.

TOWN PLAN: The property is located in the town’s mixed agricultural / low density residential planning area.

RESOURCE PROTECTION: No resource protection areas on the property.

STAFF: The proposal appears consistent with town plan policies. As indicated on the attached density study report, the property is eligible for two possible splits. If the petition is approved, one possible split will remain. Staff recommends approval of the petition with the following town condition as required by the town:

1. Owner shall record a deed restriction on the proposed RR-4 parcel prohibiting division of the lot.

Any questions about this petition or staff report, please contact Majid Allan at (608)720-0167 or allan@countyofdane.com

TOWN: Approved with a deed restriction: “No further division per the Town land use plan.”