

**Staff Report**



**Zoning and Land Regulation Committee**

Public Hearing: **February 22, 2022**

Zoning Amendment Requested:

**AT-35 Agriculture Transition District TO RR-4 Rural Residential District**

**Petition 11798**

Town/Section:

**SPRINGDALE, Section 24**

Size: **4.11 Acres**

Survey Required: **Yes**

Applicant

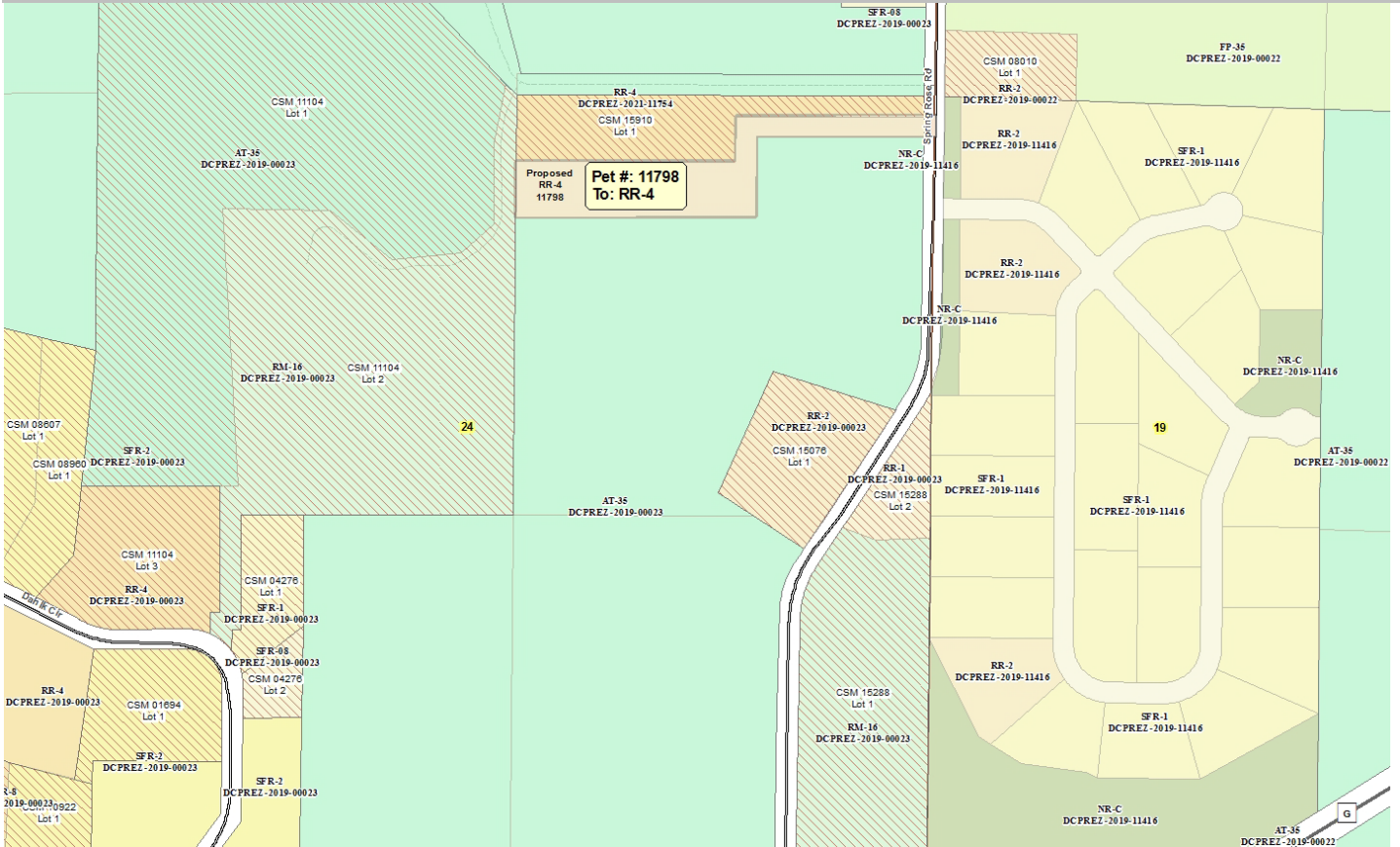
**SAALSAA BROS REAL ESTATE LLC**

Reason for the request:

**Creating one residential lot**

Address:

**NORTH OF 2239 SPRING ROSE ROAD**



**DESCRIPTION:** Landowner wishes to rezone 4.11 acres from the AT-35 zoning district to the RR-4 zoning district to create one residential lot.

**OBSERVATIONS:** Proposed lot conforms to the minimum size and road frontage requirements of the county zoning and land division ordinances.

**TOWN PLAN:** The *Town of Springdale / Dane County Comprehensive Plan* limits residential development based on acreage and the type of development proposed. If Petition 11798 is approved, there will be one homesite remaining under default density Option A.

**RESOURCE PROTECTION:** No mapped resource protection corridors are within 300 feet of the proposed lot.

**STAFF:** Recommend approval with no conditions.

**TOWN:** No town action report received as of February 3, 2022.

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