
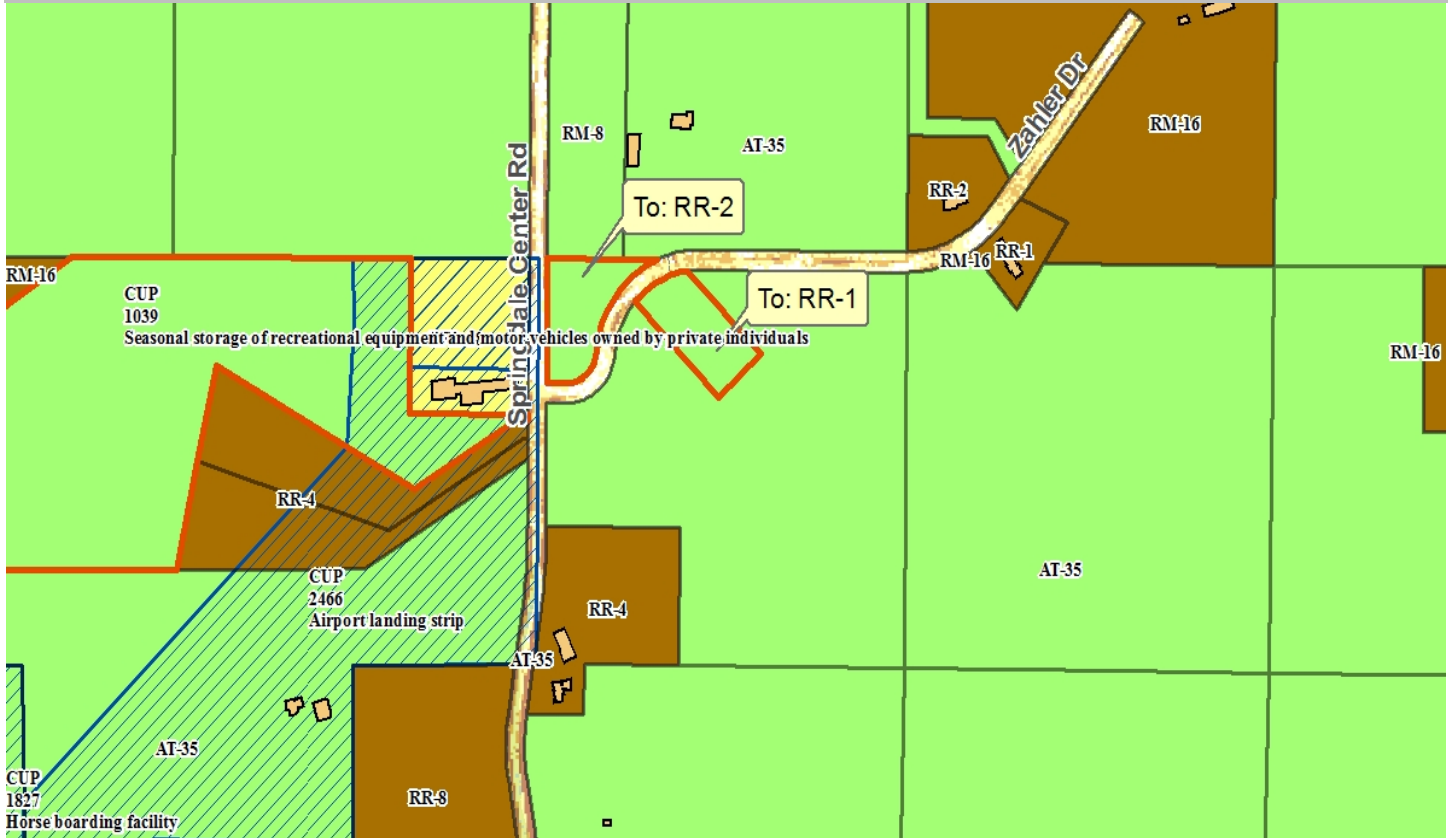


<b>Staff Report</b>    <b>Zoning and Land Regulation Committee</b>	<i>Public Hearing:</i> <b>November 15, 2022</b>	<b>Petition 11902</b>	
	<i>Zoning Amendment Requested:</i> <b>AT-35 Agriculture Transition District TO RR-2 Rural Residential District, AT-35 Agriculture Transition District TO RR-1 Rural Residential District</b>		<i>Town/Section:</i> <b>SPRINGDALE, Section 27</b>
	<i>Size:</i> <b>2.026, 1.974 Acres</b>	<i>Survey Required:</i> <b>Yes</b>	<i>Applicant:</i> <b>STRIKE EAGLE LLC</b>
	<i>Reason for the request:</i> <b>Creating two residential lots</b>		<i>Address:</i> <b>WEST OF 8712 ZAHLER DRIVE</b>



**DESCRIPTION:** Applicant Strike Eagle LLC wants to create two new residential lots from a 35-acre agricultural parcel, which is bisected by Zahler Drive. Proposing to rezone to RR-1 and RR-2. The land is part of a 111-acre farm tract owned by Strike Eagle LLC.

**OBSERVATIONS:** The proposed western lot is a former quarry dating back to at least 1937, so the soil and terrain reflects this. There are no hydric or prime agricultural soils on the subject property, for either lot.

**TOWN PLAN:** Overall development for this parcel falls under Density Option 2 described in the *Town of Springdale/Dane County Comprehensive Plan*. Option 2 allows for residential development up to one unit per 17 acres owned as of March 11, 2002, in exchange for meeting specified design criteria. The Town of Springdale Board has approved the concept plan for a total of 8 residential homesites, and site design for this petition, both of which conform to criteria of the town/county plan. Lots created by Petition 11902 should be restricted to prevent further division. If Petition 11902 is approved, there will be a total of 6 potential homesites remaining, including 5 lots to be created by either CSM or plat in the future and one homesite associated with the remaining acreage. (For questions about the town plan, contact Senior Planner Brian Standing at 608-267-4115 or [standing@countyofdane.com](mailto:standing@countyofdane.com).)

**RESOURCE PROTECTION:** The only resource protection areas mapped on the subject property are reflective of steep slopes on the proposed western lot, where the land was previously quarried.

**TOWN ACTION:** On August 16, 2022 the Town Board recommended approval of the petition, with the condition that no further division be allowed on newly created lots, per the Town's Land Use Plan.

**STAFF RECOMMENDATION:** Pending any comments received at the public hearing, staff recommends approval subject to the applicant recording a CSM for the new lots, and the following conditions:

1. The landowner shall record a deed restriction on both new CSM lots prohibiting further division.

Any questions about this petition or staff report please contact Rachel Holloway at (608) 266-9084 or [holloway.rachel@countyofdane.com](mailto:holloway.rachel@countyofdane.com)