
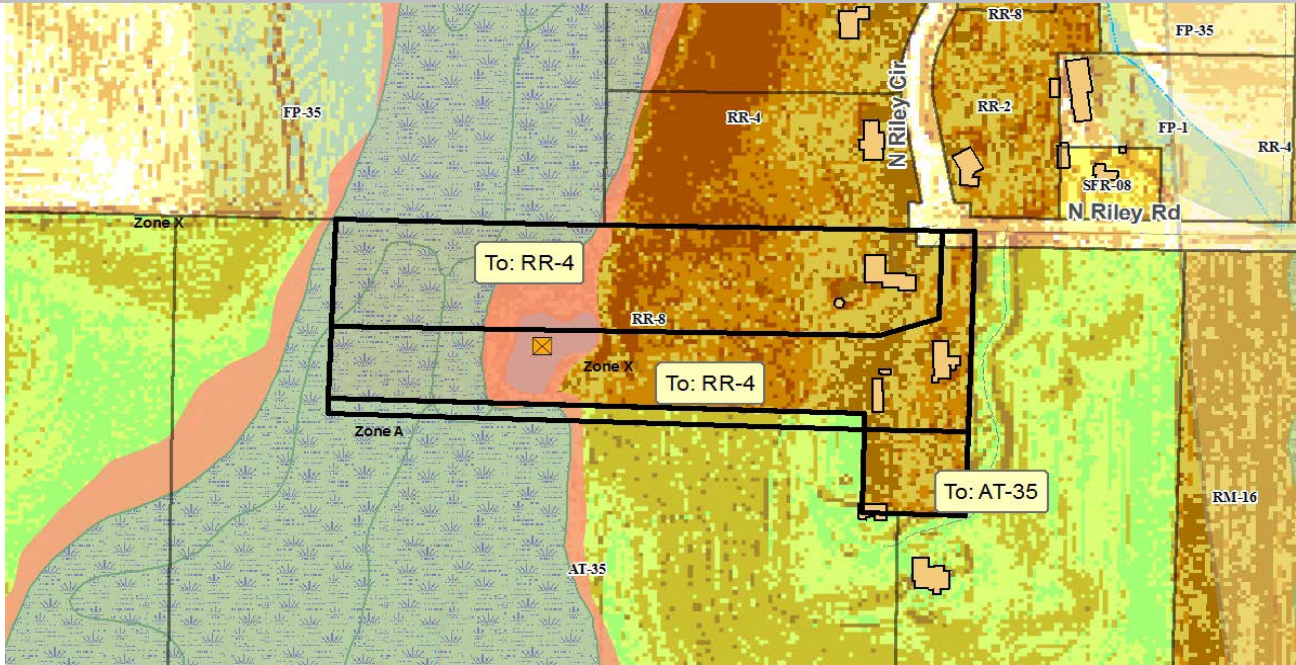


Staff Report  Zoning and Land Regulation Committee	Public Hearing: June 23, 2020	Petition 11562	
	Zoning Amendment Requested: AT-35 (Agriculture Transition) District TO RR-4 (Rural Residential, 4 to 8 acres) District, RR-8 (Rural Residential, 8 to 16 acres) District TO AT-35 (Agriculture Transition) District, RR-8 (Rural Residential, 8 to 16 acres) District TO RR-4 (Rural Reside		Town/Section: SPRINGDALE, Section 2
	Size: 1.06,1.06,14.11 Acres	Survey Required. Yes	Applicant CAROLYN J BRADT
	Reason for the request: Creating one residential lot and transfer of lands between adjacent landowners		Address: 8283 RILEY ROAD



DESCRIPTION: Landowner wishes to divide an existing 15.39-acre, RR-8 zoned parcel into two lots in the RR-4 zoning district. At the same time, the landowner is reconfiguring lot lines and transferring lands to the neighbor’s property to the south, which is currently in the AT-35 zoning district.

OBSERVATIONS: The portion of the property to be rezoned to AT-35 would provide a compliant setback for an existing residential accessory building. Proposed lots conform to the minimum requirements of the zoning and land division ordinances.

TOWN PLAN: The Town of Springdale / Dane County Comprehensive Plan allows for the re-division of existing parcels between 14 and 17 acres of size into no more than two lots.

RESOURCE PROTECTION: The Sugar River crosses the western portion of the property, and associated wetlands and floodplains cover the western third of the property. Shoreland zoning standards will apply to any new construction. As long as development is limited to the eastern portion of the property, no conflicts are anticipated.

STAFF: Recommend approval with a condition that the two RR-4 lots are deed noticed to indicate that further division of either parcel is prohibited.

TOWN: The Town Board approved the petition conditioned upon a deed restriction being place on the two RR-4 lots prohibiting further land division of the properties. A note shall be placed on the Certified Survey Map noting that Lot 2 is subject to Town-approved building envelope, location of the home site is on file at the Town Hall.

Questions? Contact Brian Standing, standing@countyofdane.com, 608-267-4115