

Stagecoach LLC, 7946 Paulson Road, Town of Springdale  
Site Plan Review for the relocation of an existing residence  
within the AT-35 Agriculture Transition Zoning District



Pursuant to Dane County Code of Ordinance Section 10.231(2)(b), an existing residence in the AT-35 Zoning District is permitted to be repaired, reconstructed, or replaced without limitations and without the need to rezone the property. If the residence is replaced, it can be relocated within 100 feet with no approval necessary. However, if the new residence is to be relocated more than 100 feet from the existing house, the landowner is required to obtain site approval from the Town and the ZLR Committee. The approval ensures compliance with siting standards found in many Town Comprehensive Plans.

James Hamilton would like to relocate the existing farm residence 140 feet away from the original home site. The farm consists of approximately 240 acres. The new home site is proposed to be in an area adjacent to the farmstead cluster. The area consists of Edmund Silt Loam soil (not prime soils). It appears that the location will not interfere with agricultural production and appears to meet the development standards found in the Town of Springdale Comprehensive Plan.

The development is currently under review by the Town of Springdale.

Staff recommends approval of the proposed location of the residence with one condition.

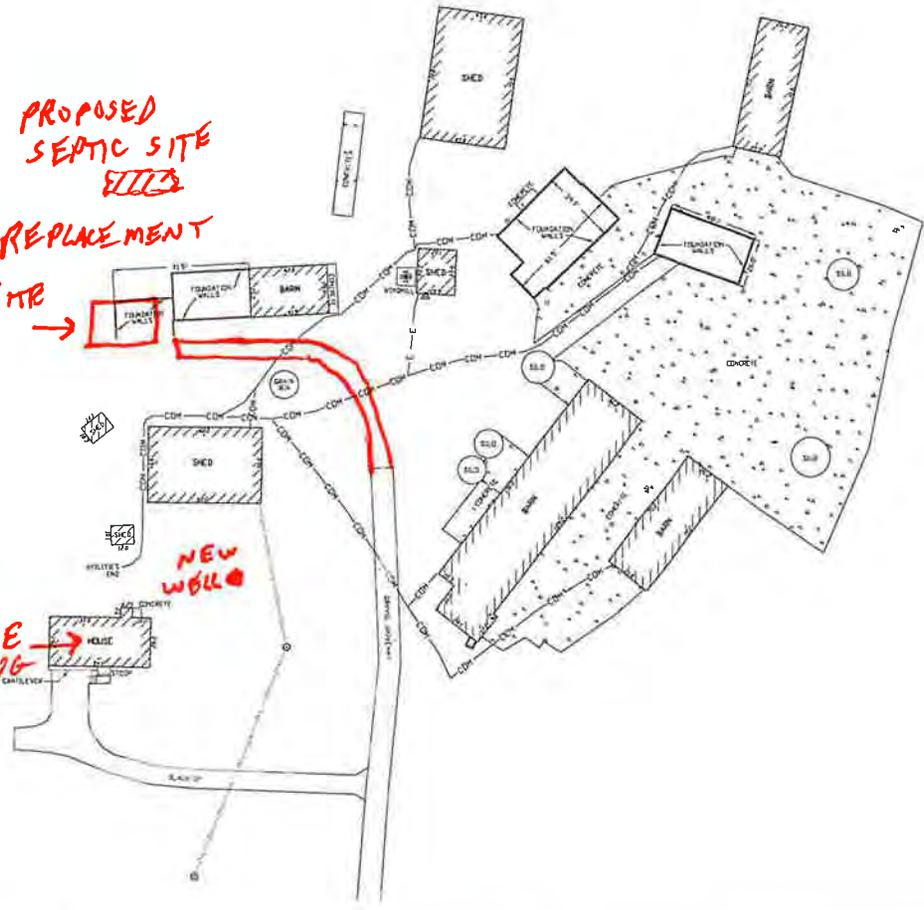
1. The existing residence shall be removed within 90 days after occupying the new residence.

PROPOSED  
 SEPTIC SITE  
 FILL  
 REPLACEMENT

HOUSE STR →

REMOVE  
 EXISTING  
 HOUSE →

NEW  
 WELL



W.C.C.S. - DANE ZONE  
 BEARINGS ARE REFERENCED TO THE SOUTH LINE  
 OF THE SE 1/4 OF THE SE 1/4 OF SECTION 1  
 WHICH BEARS S 89°49'41" E

LINE LEGEND  
 — (with color) — COMPOSITION OF UTILITIES - GAS - ELECTRIC - COMMUNICATIONS  
 — (with color) — UNDERGROUND ELECTRIC  
 — (with color) — OVER HEAD UTILITIES

LEGEND  
 ● = FOUND 3/4" WEAR SMOOLESS METERS  
 ⊙ = FOUND SECTION CORNER  
 ⊕ = UTILITY POLE  
 ⊗ = WELL  
 △ = WATER SPRIG

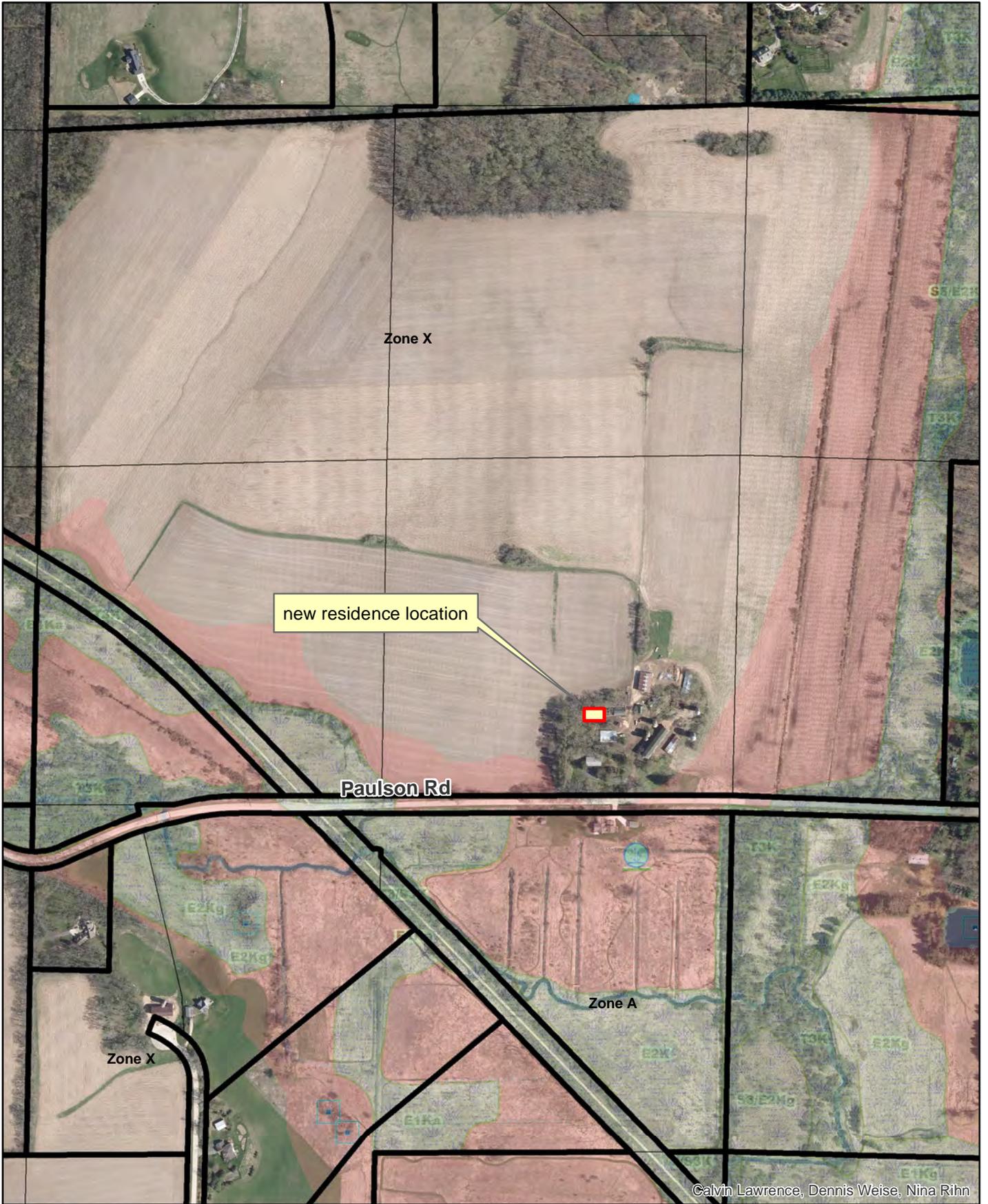
7946 PAULSON ROAD  
 SOUTH LINE OF THE SE 1/4 OF SECTION 1  
 SE CORNER SECTION 1 T8N, R7E BRASS CAP MONUMENT

NOTES:  
 1) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT FOR THE SUBJECT TRACT OR RESOURCES AND IS THEREFORE SUBJECT TO ANY EASEMENTS, AGREEMENTS, RESTRICTIONS AND STATEMENT OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENTS.  
 2) WETLANDS, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.  
 3) FLOOD PLAIN, IF PRESENT, HAS NOT BEEN LOCATED OR SHOWN.  
 4) THIS MAP IS NOT INTENDED TO BE A SURVEY OF THE PROPERTY. IT IS DONE FOR INFORMATIONAL PURPOSES ONLY.

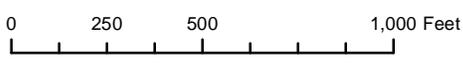
**WILLIAMSON SURVEYING & ASSOCIATES, LLC**  
 124 S. WEST MAIN STREET, WAUKESHA, WISCONSIN 53151  
 DON T. PREEVE, D. CAROL W. ASHBY, J. METAL F. BERTZ  
 PROFESSIONAL LAND SURVEYORS  
 PHONE: 608-255-5725 FAX: 608-849-7368 WEB: WILLIAMSONSURVEYING.COM

**STRUCTURE AND UTILITIES EXHIBIT**  
 Lot located in part of the SE 1/4 of the SE 1/4 of Section 1  
 T8N, R7E, Town of Springdale, Dane County, Wisconsin

DATE:	REVISION OR ADD:	REVISION BY:	CHECK BY:	DATE:
SCALE:	1" = 30'		DRAWING NO:	270-070
PROJECT:	SEPTIC REPLACEMENT		SHEET:	2 OF 2



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**Legend**

	Wetland
	1 Percent Annual Flood Chance Area

Stagecoach LLC  
 7946 Paulson Road  
 Farm residence replacement