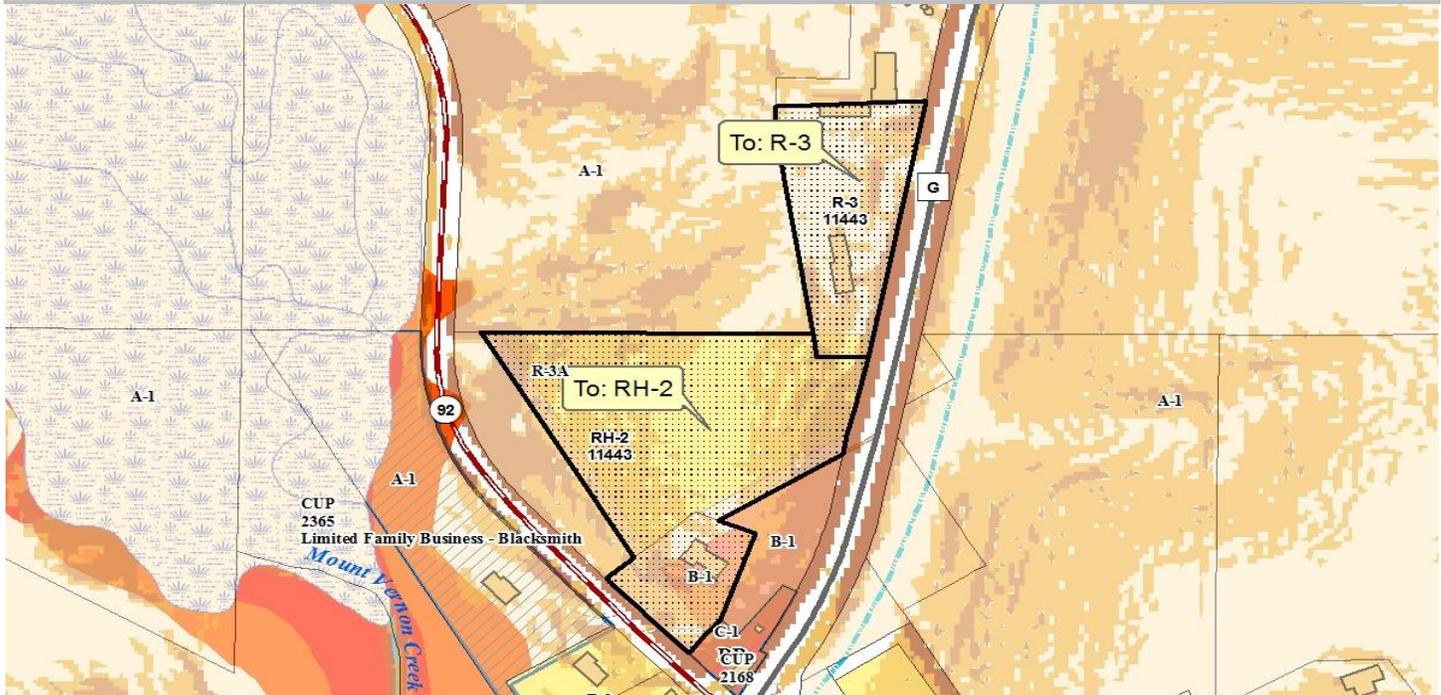


<b>Staff Report</b>    <b>Zoning and Land Regulation Committee</b>	<i>Public Hearing:</i> <b>July 23, 2019</b>		<b>Petition 11443</b>
	<i>Zoning Amendment Requested:</i> <b>A-1 Agriculture District TO R-3A Residence District, A-1 Agriculture District TO RH-2 Rural Homes District</b>		<i>Town/Section:</i> <b>SPRINGDALE, Section 34</b>
	<i>Size:</i> <b>2.75,6.9 Acres</b>	<i>Survey Required:</i> <b>Yes</b>	<i>Applicant:</i> <b>KENNETH WOLLERSHEIM</b>
	<i>Reason for the request:</i> <b>Creating two residential lots</b>		<i>Address:</i> <b>8670 COUNTY HIGHWAY G &amp; 1750 STH 92</b>



**DESCRIPTION:** Kenneth and Courtney Wollersheim own a legal, nonconforming residence in the B-1 zoning district, on a 1.16-acre metes and bounds parcel. Gary and Kathleen Lutz own a 7.7-acre parcel (CSM 11740, Lot 1) in two zoning districts: R-3a on the vacant, southern 5 acres of the lot; and A-1 on the northern 2.7 acres of the lot, which has an existing duplex. This petition would allow for the sale of 5 acres from the Lutzes to the Wollersheims and to rezone the resulting 6.1-acre lot to the RH-2 zoning district. The Lutzes would retain 2.7 acres, which would be zoned R-3A to bring the existing duplex into compliance.

**OBSERVATIONS:** No new home sites would be created with this petition.

**TOWN PLAN:** The town plan generally limits the density of new nonfarm uses based on the size of the property and the type of development proposed. The plan also strictly limits new commercial development. In this case, no new home sites would be created, and existing commercial zoning would be converted to rural homes zoning.

**RESOURCE PROTECTION:** Small areas of resource protection corridors associated with slopes are on the property. However, no impact is anticipated.

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

**TOWN:** No town action as of July 12, 2019.

**QUESTIONS?** Contact Senior Planner Brian Standing at (608) 267-4115.