

**Staff Report**



**Zoning & Land Regulation Committee**

Public Hearing: **January 28, 2025**

Zoning Amendment Requested:

**AT-35 Agriculture Transition District and RR-2 Rural Residential District  
TO RM-16 Rural Mixed-Use District**

Size: **66.23, 2.01 Acres**

Survey Required: **Yes**

Reason for the request:

**Combining three tax parcels into one lot with a single zoning district**

**Petition 12125**

Town, Section:

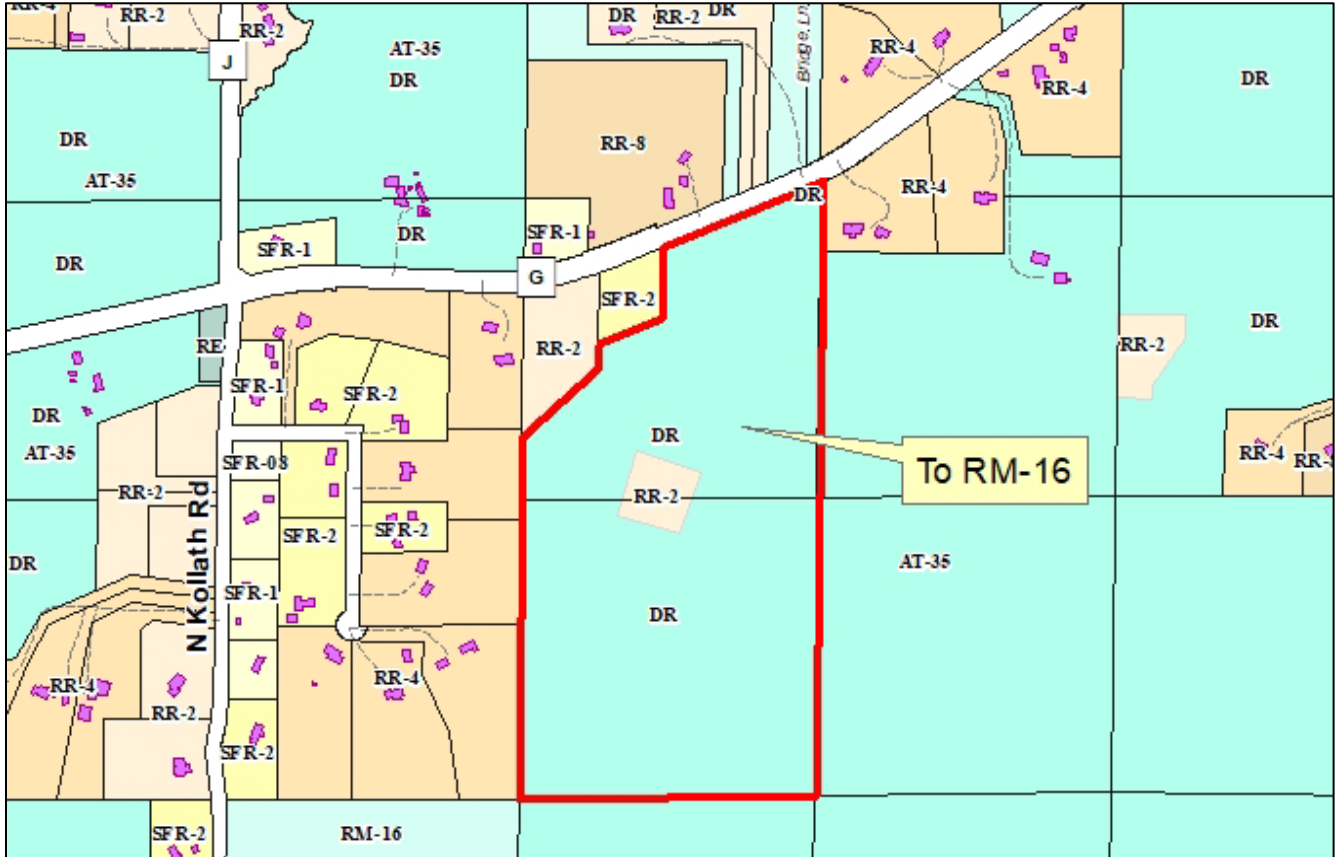
**SPRINGDALE,  
Section 25**

Applicant:

**ADAM AND NICOLE  
CARRICO**

Address:

**8177 COUNTY  
HIGHWAY G**



**DESCRIPTION:** The Carricos would like to rezone three parcels of land to the RM-16 district and consolidate them into one lot via certified survey map (CSM). The land is comprised of 70.25 acres with a mix of AT-35 and RR-2 zoning. The RM-16 zoning would allow both residential and agricultural use, as well as the possibility of a future produce stand.

**OBSERVATIONS:** The RR-2 spot zone was created with rezone petition #11691 in 2021, which also created the RR-2 and SFR-2 zoned lots along County Highway G. In 2024, the Town of Springdale and Dane County approved rezone petition #12078 that would have reconfigured the boundary of the existing lots along the road. However, the owners withdrew the petition prior to finalizing it with a recorded CSM due to a change of circumstances. They no longer wish to change the layout of the small lots.

The proposed lot would meet the requirements of the RM-16 zoning district. Although the Chapter 10 zoning ordinance header for the RM-16 zoning district includes "16-35ac", there is no actual maximum size limit specified in the ordinance text for RM-16 lots. There are often concerns with creating over-sized lots due to the potential to redivide the lot and exceed the development potential allowed under the town land use plan. However, this can be addressed with a deed restriction to prohibit further land divisions. In this case, the AT-35 land was already deed restricted from further divisions as part of rezone petition #11691, but rezoning the land terminates the deed restriction. The Zoning Division prefers that CSM lots have a single zoning district whenever possible. (See staff recommendations below.)

**DANE COUNTY HIGHWAY:** Highway G is access restricted at this location, but there is an existing driveway and shared access easement that already serves all three of the lots. No change is proposed to the current access or land uses. No new additional access will be permitted on CTH G due to reconfiguration of lots. NOTE: Preliminary CSM comments not included in this review. Comments will include showing “no access” areas. Comments may include dedicating ROW for highway use.

**COMPREHENSIVE PLAN:** The proposal as submitted appears consistent with the siting, use, density and design standards of the *Town of Springdale / Dane County Comprehensive Plan*. For questions about the town plan, contact Senior Planner Brian Standing at (608) 267-4115 or [Standing.Brian@danecounty.gov](mailto:Standing.Brian@danecounty.gov).

**RESOURCE PROTECTION:** There are no sensitive environmental features on or within 300 feet of the subject property

**TOWN ACTION:** The Town Board recommended approval of the petition in November, with no conditions.

**STAFF RECOMMENDATION:** The current deed restriction (doc #5753812) specifies that “further land division of the AT-35 zoned property is prohibited”. Because the zoning change would terminate the old deed restriction, staff recommends a new updated restriction be recorded.

Pending any comments at the public hearing, Staff recommends approval with the following condition:

1. The applicant records a deed restriction prohibiting further subdivision of the lot.

Please contact Rachel Holloway at (608) 266-9084 or [holloway.rachel@danecounty.gov](mailto:holloway.rachel@danecounty.gov) if you have questions about this petition or staff report.