
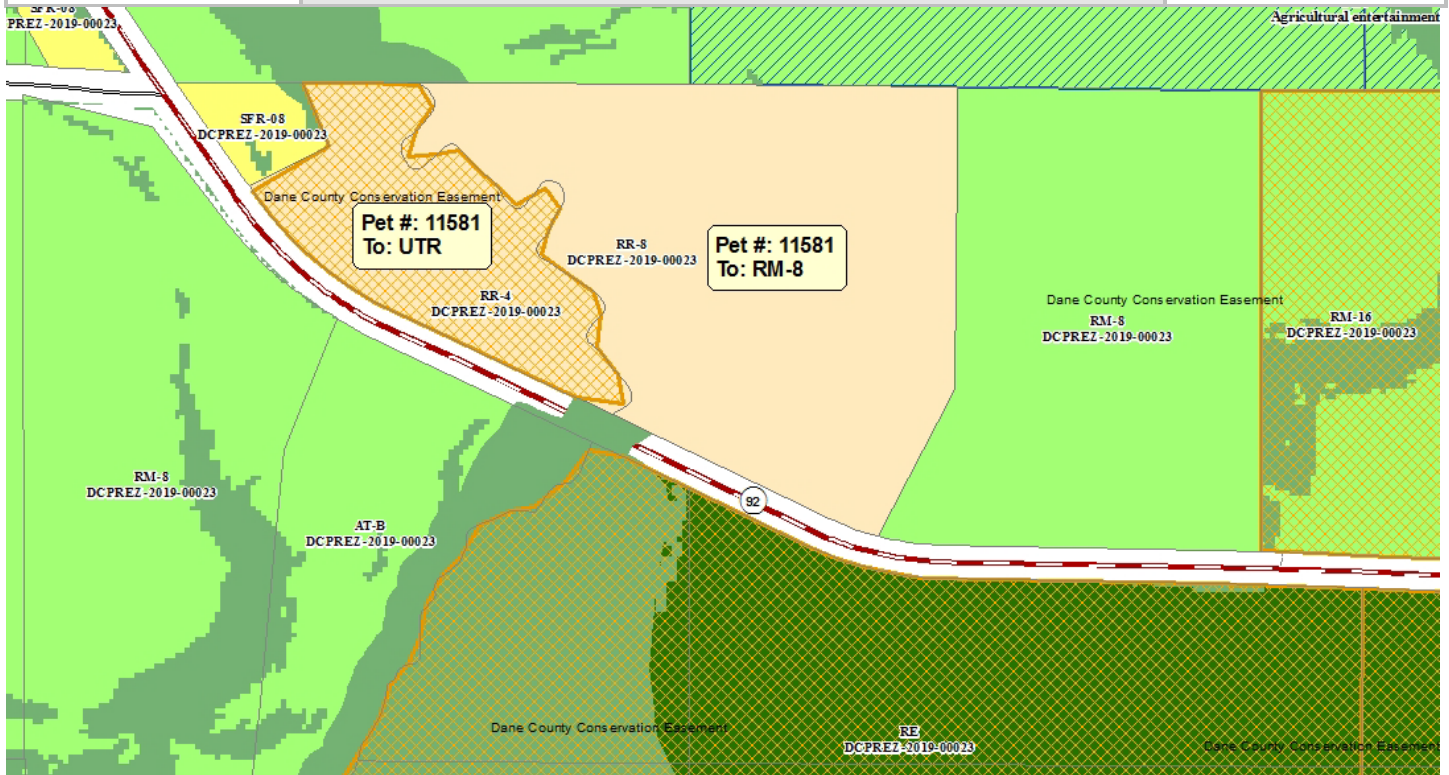


<p>Staff Report</p>  <p>Zoning and Land Regulation Committee</p>	<p><i>Public Hearing:</i> September 22, 2020</p>	<p>Petition 11581</p>
	<p><i>Zoning Amendment Requested:</i> RR-8 Rural Residential District TO RM-8 Rural Mixed-Use District, RR-4 Rural Residential District TO UTR Utility, Transportation and ROW District</p>	<p><i>Town/Section:</i> SPRINGDALE, Section 29</p>
	<p><i>Size:</i> 14.4,5.5 Acres</p>	<p><i>Survey Required:</i> No</p>
	<p><i>Reason for the request:</i> REZONE TWO PARCELS TO MORE APPROPRIATE DISTRICTS FOR INTENDED USES-MIX OF AGRICULTURAL AND RESIDENTIAL.</p>	



DESCRIPTION: Landowner wishes to rezone 14.4 acres from the RR-8 zoning district to the RM-8 zoning district to allow for the construction of an agricultural accessory building on a parcel without an existing residence. The shed will be used to support a mushroom, berry and industrial hemp farming operation. At the same time, the landowner seeks to rezone an adjacent 5.5 acres from the RR-4 zoning district to the UTR district to better reflect the uses permitted under a Dane County Land and Water Conservation Easement recorded on this particular lot.

OBSERVATIONS: The landowner will need to establish a farm operation, to the satisfaction of the zoning administrator, before a zoning permit will be issued for an agricultural accessory building on the proposed RM-8 lot. The recorded conservation easement on the proposed UTR lot allows only for agricultural uses (including agricultural accessory uses), and limited recreational improvements. Residential, commercial or other non-farming or non-recreational uses are strictly prohibited under the terms of the easement. The UTR (Utility, Transportation and Right-of-Way) district allows for a similar set of restricted uses.

TOWN PLAN: Although the Town of Springdale / Dane County Comprehensive plan limits land divisions for residential development in this area, no new land division or potential homesite would be created with this petition.

RESOURCE PROTECTION: Deer Creek, a perennial stream, runs through the existing CSM 8286, Lot 1, which is proposed to be rezoned to the UTR district. Portions of CSM 8286, Lot 2 (proposed RM-8 zoning) fall within 300' of Deer Creek. Any development or land disturbance within these areas will be subject to shoreland zoning standards.

STAFF: Recommend approval with no conditions.

TOWN: No town action report received as of August 17, 2020.