
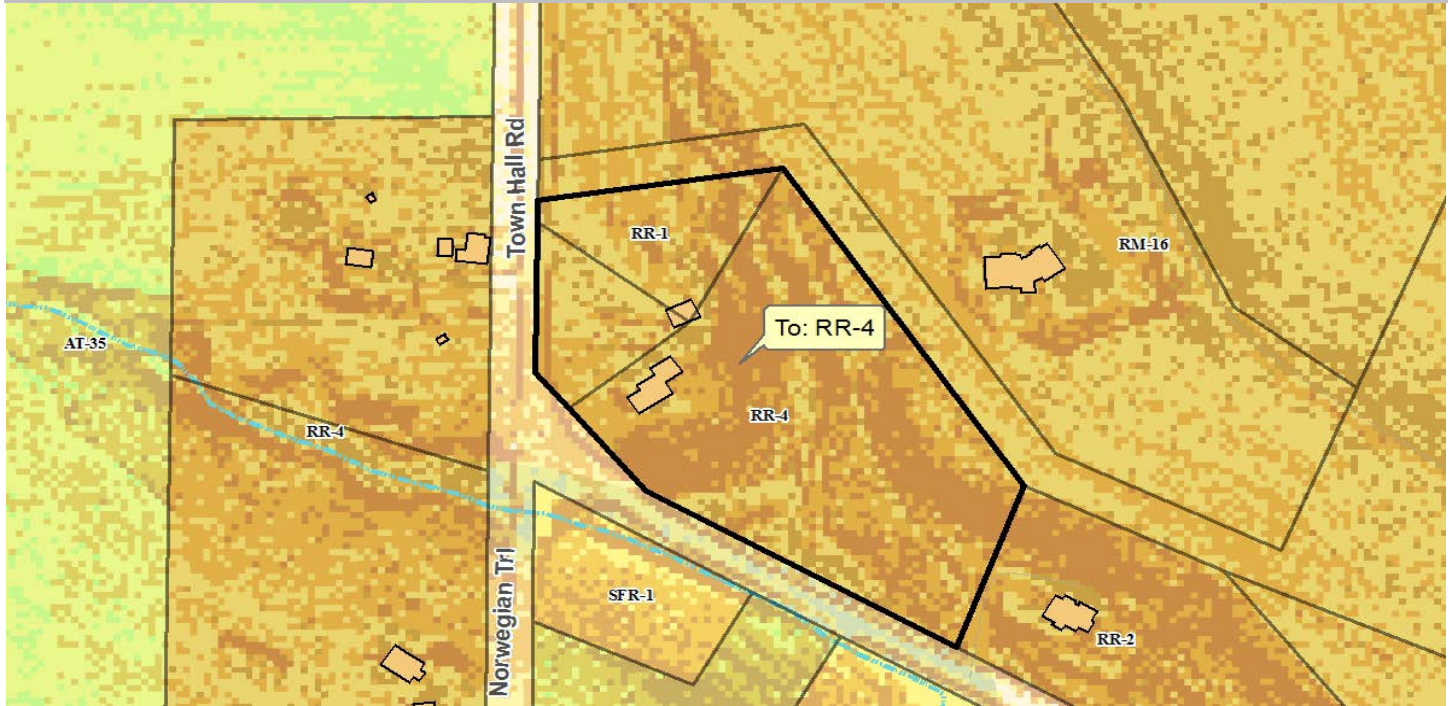


Staff Report  Zoning and Land Regulation Committee	<i>Public Hearing:</i> May 26, 2020		Petition 11550
	<i>Zoning Amendment Requested:</i> RR-1 (Rural Residential, 1 to 2 acres) District TO RR-4 (Rural Residential, 4 to 8 acres) District		<i>Town/Section:</i> SPRINGDALE, Section 5
	<i>Size:</i> 0.258 Acres	<i>Survey Required:</i> Yes	<i>Applicant</i> RODERICK K SKINDRUD
	<i>Reason for the request:</i> Zoning compliance for existing residential lot		<i>Address:</i> NORTH OF 3006 TOWN HALL ROAD



DESCRIPTION: Landowner wishes to combine 3 parcels, including one 5.5 acre CSM lot, one 0.8-acre metes-and-bounds parcel and one 1.0-acre metes-and-bounds parcel, into a single 7.34-acre lot in the RR-4 zoning district. A new CSM is required to establish the new lot lines.

OBSERVATIONS: The petition will clean up an old ownership discrepancy and will bring all parcels into compliance with the minimum requirements of the Dane County Zoning and Land Division Ordinances. No new building site will be created.

TOWN PLAN: The *Town of Springdale / Dane County Comprehensive Plan* includes policies to limit residential density and to promote good site and lot design. The petition is consistent with relevant provisions of the town/county plan. The town/county plan would not accommodate additional development at this location.

RESOURCE PROTECTION: Areas of slopes exceeding 20% fall across the eastern portion of the existing RR-4 lot. No new development is proposed, and the petition should have no impact on these particular resources.

STAFF: Recommend approval with a condition that the landowner record a deed restriction on the RR-4 lot indicating that further division is prohibited.

TOWN: On 3/30/2020, the Town of Springdale voted to approve with a condition that the property be restricted to prohibit further development.

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