
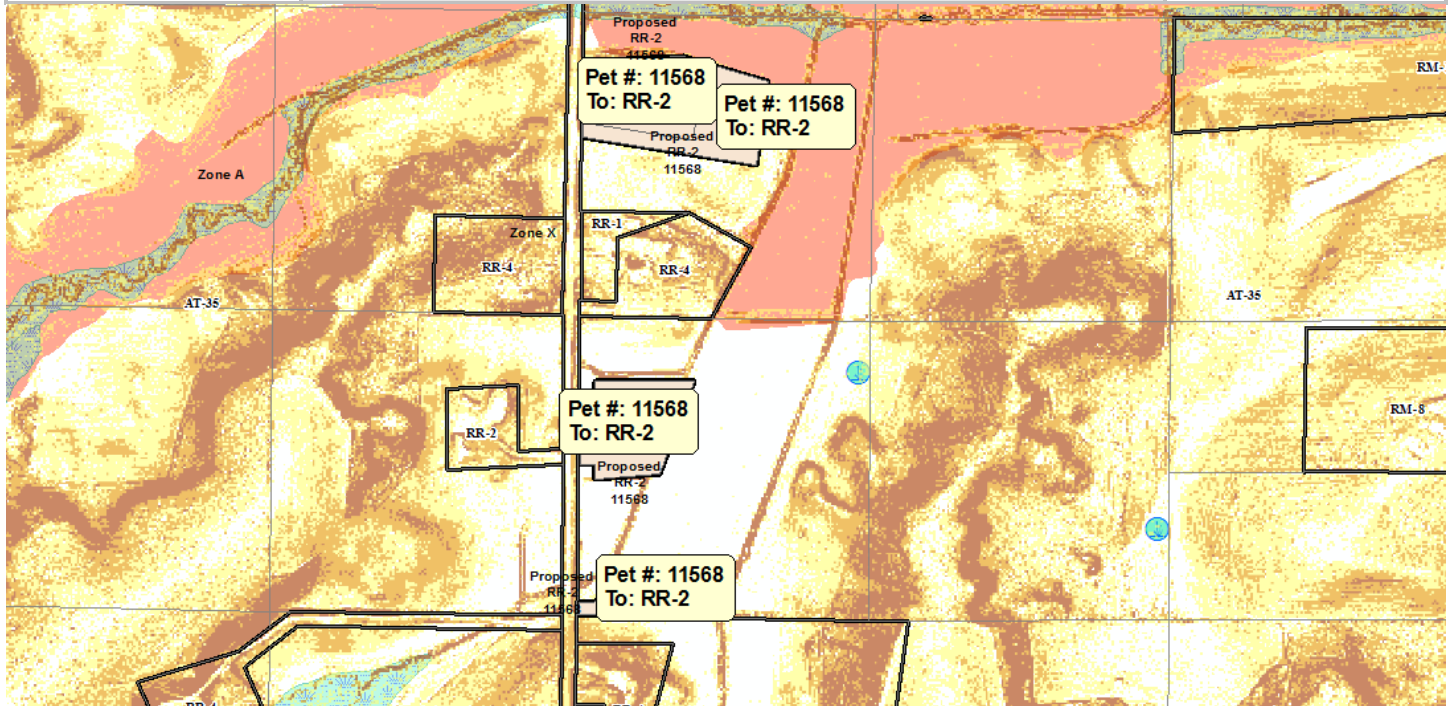


<p>Staff Report</p>  <p>Zoning and Land Regulation Committee REVISED 7/16/20</p>	<i>Public Hearing:</i> July 28, 2020		Petition 11568	
	<i>Zoning Amendment Requested:</i> AT-35 Agriculture Transition District TO RR-2 Rural Residential District		<i>Town/Section:</i> SPRINGDALE, Section 14	
	<i>Size:</i> 13.4 Acres	<i>Survey Required:</i> Yes	<i>Applicant:</i> SCOTCH LANE FARM LLC	
	<i>Reason for the request:</i> creating 4 residential lots		<i>Address:</i> NORTH AND SOUTH OF 2700 COUNTY HIGHWAY J	



DESCRIPTION: Landowner would like to rezone a total of 13.4 acres from the AT-35 Agriculture Transition district to the RR-2 Rural Residential zoning district to allow for the creation of four residential lots.

OBSERVATIONS: Proposed lots conform to the minimum lot sizes and other requirements of the zoning and land division ordinances.

DANE COUNTY HIGHWAY: County Highway J is not a controlled access highway. Any new points of access or changes of driveway use requires a permit from the Dane County Highway Department. Access points are dependent upon adequate sight distance.

TOWN PLAN: The Town of Springdale / Dane County Comprehensive Plan limits new residential development based on landowner acreage and design of the proposed development. In this particular case, development is limited to one unit per 25 acres. One previously divided lot, a 5-acre lot in the RR-4 district on the west side of CTH J was created with the understanding that it could be redivided in the future. However, the property was sold in 2017 without the additional density unit. The owners intend assign the one additional density unit to the ~7 acre Henderson property east of CTH J (PINs 060711497350 and 060711495100). Staff's understanding is that the town had previously authorized the density unit to be assigned to the Henderson property, so it is anticipated the town will agree to the proposal. Pending assignment of the one additional density unit, if petition 11568 is approved, it will **exhaust** the development potential of AT-35 zoned farm property.

RESOURCE PROTECTION: Portions of the northernmost two lots are adjacent to an intermittent stream and associated mapped floodplain. Shoreland zoning standards will likely apply. There appears to be sufficient room on each parcel to avoid impacts.

STAFF: Recommend approval with the following conditions:

1. The landowner records a deed restriction, in a form approved by the zoning administrator, on PIN 0607-114-9735-0 (CSM 14264, Lot 1) prohibiting the RR-1 zoned parcel from being sold separately from the balance of the property remaining in the AT-35 zoning district.
2. The landowner records a deed restriction on the four proposed RR zoned lots prohibiting further division for development.
3. The landowner records a deed restriction on the balance of the property remaining in the AT-35 zoning district, prohibiting further division or residential development.

TOWN: Approved with conditions (incorporated in staff recommended conditions, above):

The four new CSM lots to be zoned RR-2, the existing lot zoned RR-4, the existing one-acre lot zoned RR-1 and the farmland zoned AT-35 shall be deed restricted to prohibit further divisions for development per the current Town of Springdale Land Use Plan. An existing small lot shall be linked to the farmland, not to be sold separately from the farmland.