
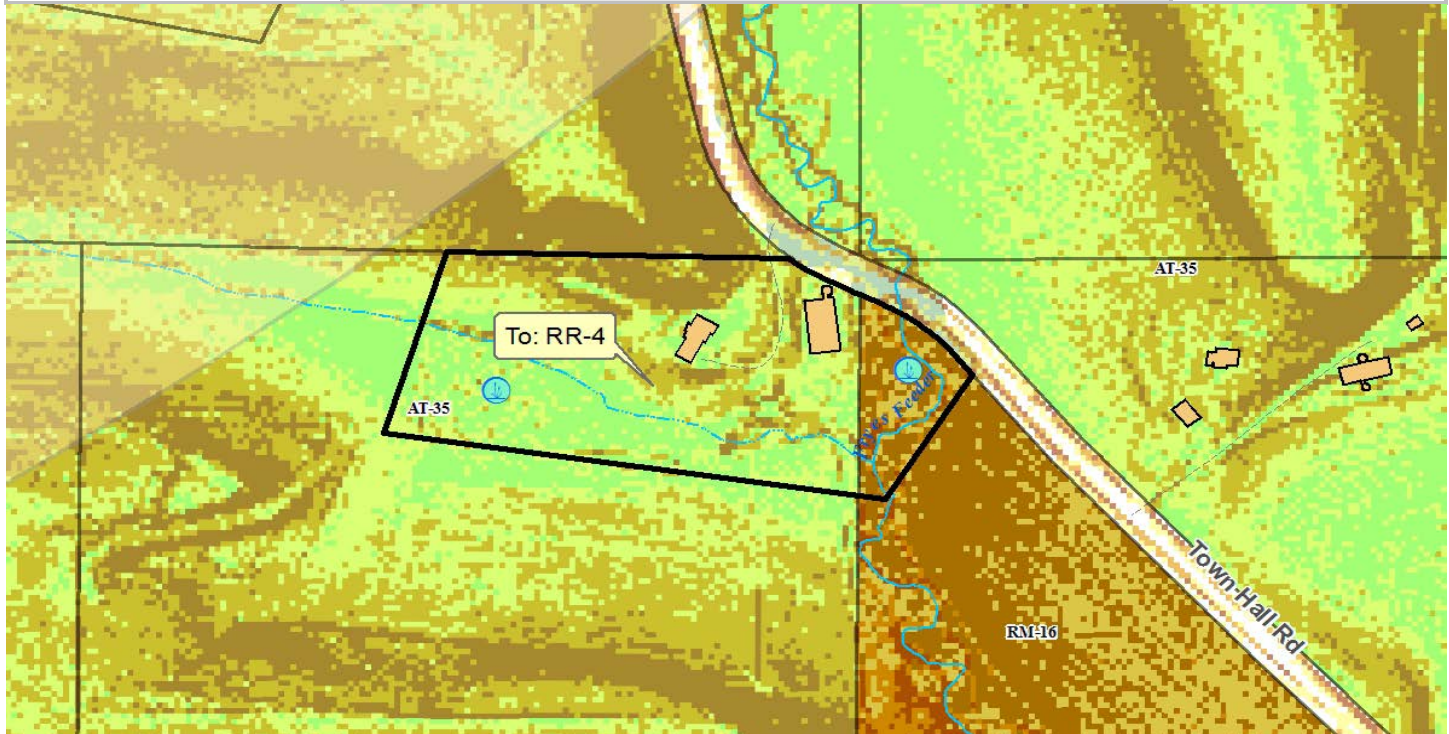


<p>Staff Report</p>  <p>Questions? Contact Brian Standing, standing@countyofdane.com, 608-267-4115</p>	<p><i>Public Hearing:</i> August 25, 2020</p>	<p>Petition 11578</p>
	<p><i>Zoning Amendment Requested:</i> AT-35 Agriculture Transition District TO RR-4 Rural Residential District, RM-16 Rural Mixed-Use District TO RR-4 Rural Residential District</p>	<p><i>Town/Section:</i> SPRINGDALE, Section 20</p>
	<p><i>Size:</i> 6.91,0.92 Acres <i>Survey Required:</i> Yes</p> <p><i>Reason for the request:</i> Separating existing residence from farmland</p>	<p><i>Applicant</i> MARTIN L RICHARDSON</p> <p><i>Address:</i> 2429 TOWN HALL ROAD</p>



DESCRIPTION: Landowner wishes to divide an existing single-family residence, barn and silo from the balance of their property. The new 7.83-acre lot would be zoned RR-4.

OBSERVATIONS: All proposed lots conform to the minimum requirements of the zoning and land division ordinances. The existing barn and silo appear to be legal, nonconforming structures that are within the minimum setback from Town Hall Road. Such structures may continue indefinitely, but there are limits on improvement, repair or additions. Replacement structures will have to conform to setback, height and other standards of the RR-4 zoning district.

TOWN PLAN: The *Town of Springdale / Dane County Comprehensive Plan* exempts the separation of existing structures from the town density policy.

RESOURCE PROTECTION: Frye’s Feeder, a perennial stream, and an intermittent tributary both flow within 300 feet of the residence and the barn. No new development is proposed as part of this petition. Any future construction, however, will have to conform to shoreland zoning standards.

STAFF: Recommend approval with a condition that the landowner record a deed notice on the RR-4 lot prohibiting further division.

TOWN: On August 18th, 2020, the town of Springdale board voted to recommend approval with a condition that the property be deed noticed to prevent further division.

