



Dane County Planning & Development

Land Division Review

Date: June 18, 2024

To: Zoning & Land Regulation Committee

From: Daniel Everson, Land Division Review

Re: Mount Vernon Hills (PRELIMINARY PLAT)
Town of Springdale, Section 34

- *Rezone Petition: 12042; AT-35 (Ag Transition) to SFR-1/SFR-2 (Single Family) and RR-8 (Rural Residential)*
- *7 lots, 21.360 acres*
- *Average lot size: 3.05 acres*
- *No sensitive environmental features*
- *Review deadline: August 26, 2024*

Staff recommends the following conditions that will be applicable in accepting and conditionally approving the preliminary plat.

1. Rezone Petition #12042 is to become effective and all conditions are to be satisfied prior to the recording of the CSM.

(County Board scheduled to take up the Petition on June 20, 2024)

- *A deed restriction shall be recorded on the balance of the property remaining in AT-35 (tax parcels 060734490020, 060734485008, 060734380611, 060734380022, 060734328508, 060734326206, 060734310991, 060734295017, 060734283119, and 060734190611) stating the following:*

1. Further residential/nonfarm development is prohibited on the remaining AT-35 zoned land. The housing density rights for the former Louis H. and Cynthia A. Heitke farm have been exhausted per the Town Comprehensive Plan density policies.

- *The applicant shall submit a preliminary plat and final plat for the proposed lots to Dane County for review and approval, and shall record the final plat with the Dane County Register of Deeds.*
- *The rezone will not become effective until a final plat is approved and fully executed by the Town of Springdale.*
- *The subdivision plat shall restrict access onto County Highway G subject to Dane County Highway requirements.*

2. All public land dedications are to be clearly designated “dedicated to the public.”

- *No public dedications shown.*

3. Comments from the Public Health department are to be recognized:
- *No comments or concerns – 9.06.23*
4. Comments from the Highway department are to be recognized:
- *CTH G is a controlled access highway.*
 - *Preliminary Plat Lot 1, 2, and 3: No access to be designated (visually shown) across the frontage of CTH G along Lot 1, 2, and 3.*
 - *Access easement required through Lot 1 and 2 to access Lot 2 and 3.*
 - *Right of way appears to be correct.*

