

**Staff Report**  
**REVISED 5-19-21**



**Zoning and  
Land Regulation  
Committee**

*Public Hearing:* **May 25, 2021**

*Zoning Amendment Requested:*

**AT-35 Agriculture Transition District TO SFR-2 Single Family Residential District, AT-35 Agriculture Transition District TO RM-16 Rural Mixed-Use District**

*Size:* **6,68.23 Acres**

*Survey Required:* **Yes**

*Reason for the request:*

**creating three residential lots**

**Petition 11691**

*Town/Section:*

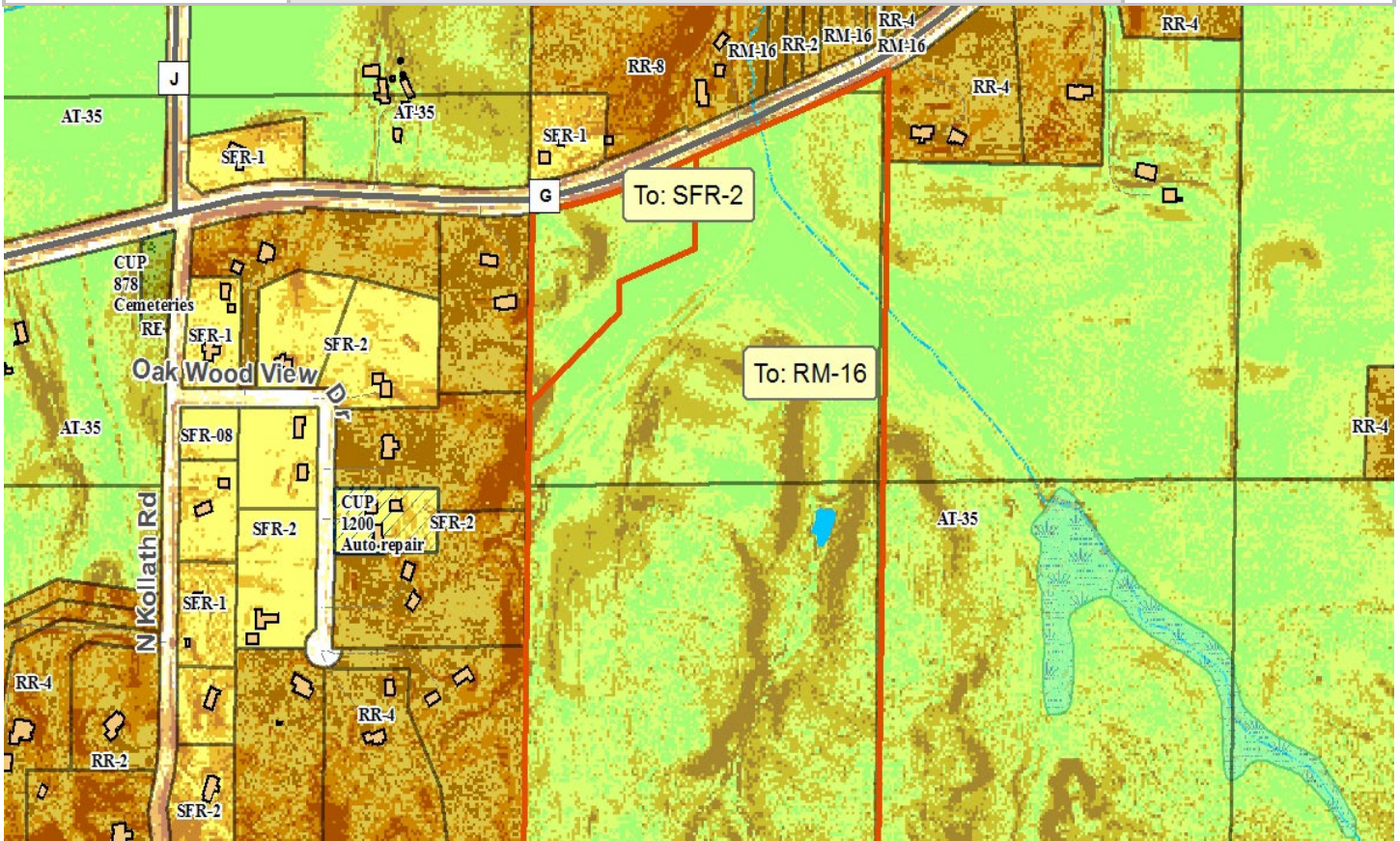
**SPRINGDALE, Section 25**

*Applicant*

**ADAM LEE CARRICO**

*Address:*

**EAST OF 8191  
COUNTY HWY G**



**DESCRIPTION:** Landowner wishes to rezone a total of 6 acres from the AT-35 zoning district to the SFR-2 zoning district to create 2 residential lots, 1 of 2 acres and 1 of 4 acres. The 68.23-acre balance of the property would be rezoned to the RM-16 zoning district.

**OBSERVATIONS:** Both the 4-acre proposed SFR-2 lot and the proposed 68.23-acre RM-16 zoning parcel are twice or more the minimum lot size for their respective zoning districts. If approved as proposed, this would allow for further redivision of these parcels into additional lots. Parcels should be resized and/or zoned in districts appropriate to their size and intended use.

**TOWN PLAN:** Under the default density policy of the *Town of Springdale / Dane County Comprehensive Plan*, this property has a total development potential of no more than 3 lots. If approved as proposed, Petition 11691 could allow for as many as 7 lots under the proposed zoning districts.

**RESOURCE PROTECTION:** There is an intermittent drainageway running through the north-central portion of the proposed RM-16 parcel. This drainageway is surrounded by hydric soils. A mapped wetland lies further upstream, on the same channel, to the southeast. These conditions often indicate the presence of additional, unmapped wetland

features. A field-derived wetland delineation will be necessary to determine the actual extent of wetlands on the property.

**STAFF:** After discussing this petition with the applicant and the town plan commission chair, staff recommend the petition be amended as follows:

1. Lot 1:
  - a. Reduce proposed Lot 1 to below 4 acres, to prevent further redivision in the SFR-2 zoning district OR
  - b. Amend the zoning district for Lot 1 to the RR-4 zoning district.
2. Balance of property:
  - a. Provide a legal description of 2-4 acres that corresponds to the building area approved by the Town of Springdale in their site plan review (included in packet). This area (not a separate CSM lot) should be zoned RR-2.
  - b. The remaining balance of the property should remain in the AT-35 zoning district.

Once amended, staff would recommend approval with the following condition:

1. The entire property shall be deed restricted to prohibit future division.

**TOWN:** On March 22, 2021 the Town of Springdale Board of Supervisors recommended approval with a condition that the property be deed restricted against further division per the town plan. The town Plan Commission and Town Board will reconsider amendments to this petition on May 24, 2021.

Questions? Contact Brian Standing at [standing@countyofdane.com](mailto:standing@countyofdane.com)