
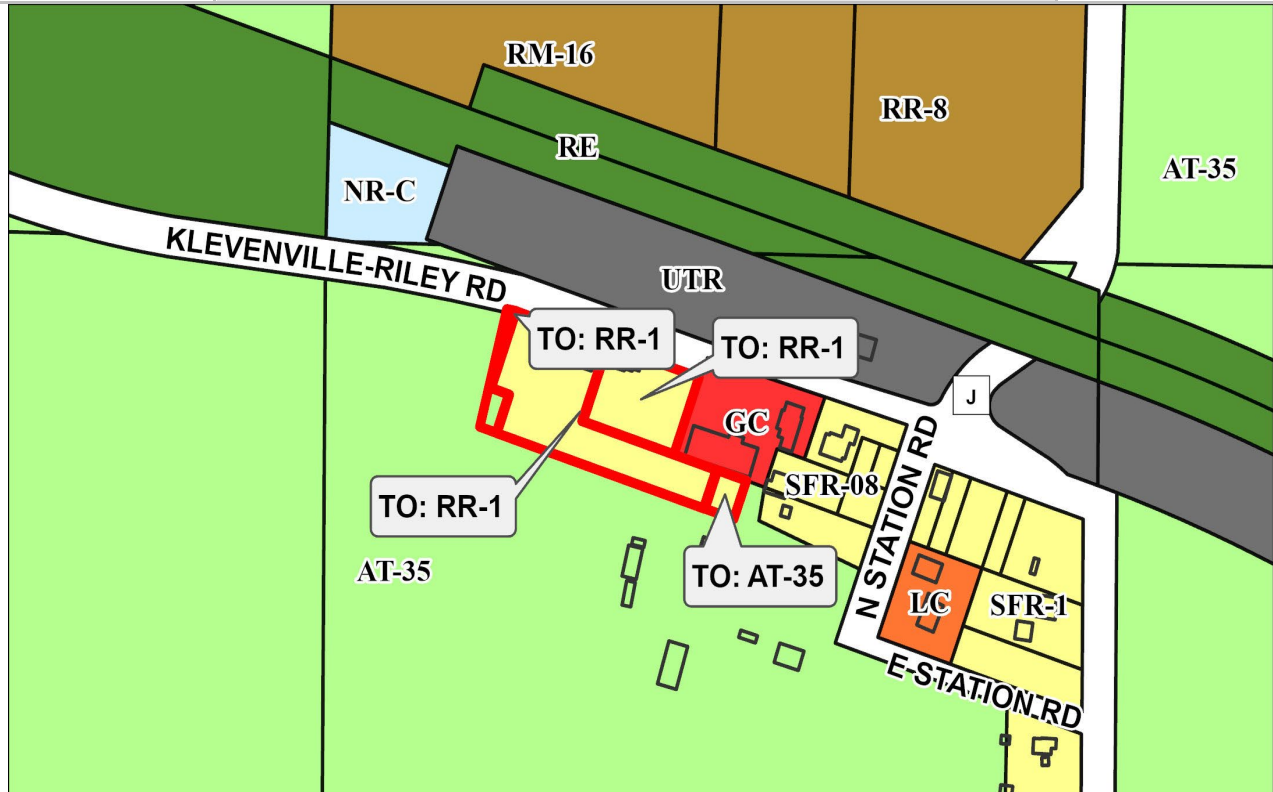


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| Staff Report  Zoning and Land Regulation Committee | <i>Public Hearing:</i> May 28, 2024 | Petition 12038 |
| | <i>Zoning Amendment Requested:</i> SFR-1 Single Family Residential, AT-35 Agriculture Transition, and SFR-08 Single Family Residential District TO RR-1 Rural Residential District; SFR-1 Single Family Residential to AT-35 Agricultural Transition District | <i>Town/Section:</i> SPRINGDALE, Section 2 |
| | <i>Size:</i> 1.07,0.08,0.50,0.08 Acres <i>Survey Required:</i> Yes | <i>Applicant</i> URIAH MILLER AND CARRIE JOHNSON |
| | <i>Reason for the request:</i> Consolidate land into one residential lot and exchange land with neighboring landowner | <i>Address:</i> 8221 KLEVENVILLE-RILEY RD |



DESCRIPTION: Uriah Miller and Carrie Johnson propose to rezone lands in order to combine their existing parcels into one lot with RR-1 zoning. They intend to exchange some land with neighbor Kenneth Zweifel, by acquiring 0.08 acres of land in the west and selling 0.08 acres of land in the east end of their current property. The current property contains metes and bounds parcels that would be combined into one lot with a certified survey map (CSM).

OBSERVATIONS: The proposed lot conforms to the requirements of the RR-1 zoning district, including lot size, building coverage and building setbacks, and public road frontage.

The property is partially within the City of Verona’s extraterritorial jurisdiction for land division reviews.

COMPREHENSIVE PLAN: This proposal would combine two existing parcels (one with an existing residence) into one rural residential lot. No new homesite would be created with this petition. The proposal appears consistent with adopted *Town of Springdale / Dane County Comprehensive Plan* standards related to density, site design and use. (For questions about the town plan, contact Senior Planner Brian Standing at standing.brian@danecounty.gov)

RESOURCE PROTECTION: The entire property is subject to shoreland zoning due to being within 1,000 feet of the Sugar River and a pond located to the north. Any future construction projects on site would require a shoreland zoning permit. The proposed lot will meet shoreland zoning lot size and impervious surface requirements.

TOWN ACTION: On February 26, 2024 the town board recommended approval of the petition subject to no further division per the Town land use plan.

STAFF RECOMMENDATION: Pending any comments at the public hearing, staff recommends approval of the rezone with no conditions other than the applicant recording the certified survey map for the new lot boundary.

Any questions about this petition or staff report please contact Rachel Holloway at (608) 266-9084 or holloway.rachel@danecounty.gov