
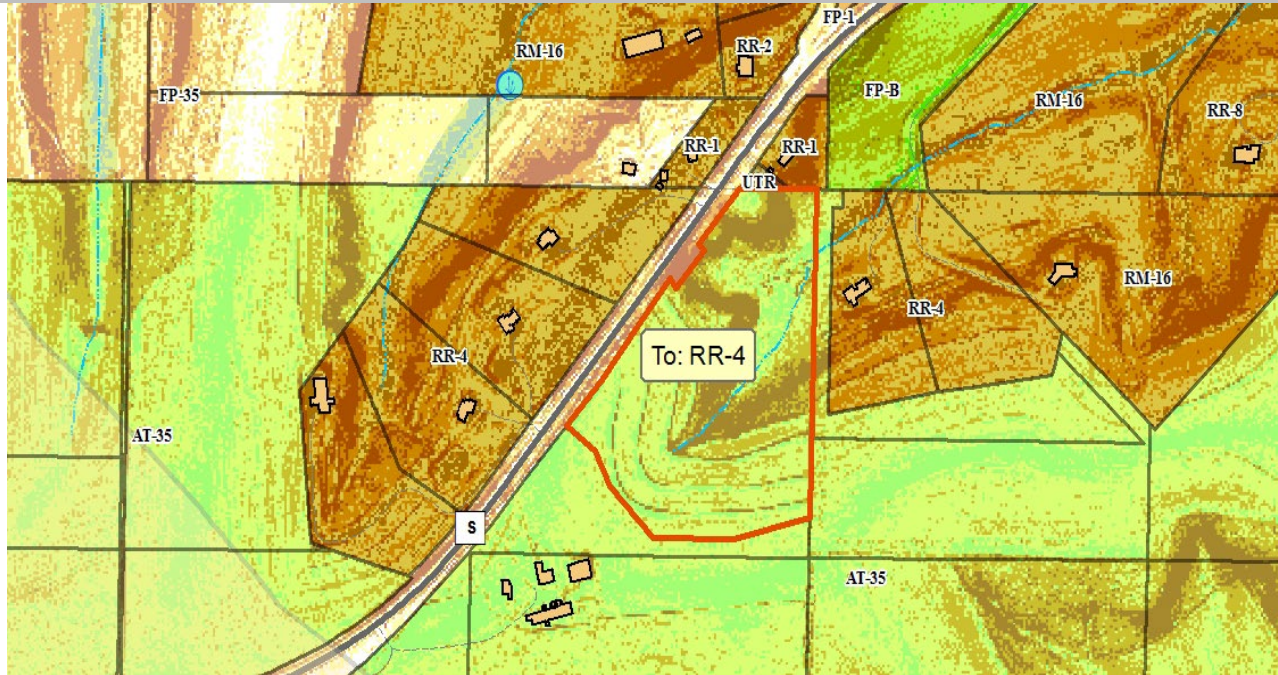


<b>Staff Report</b>    <b>Zoning and Land Regulation Committee</b>	<i>Public Hearing:</i> <b>July 27, 2021</b>		<b>Petition 11715</b>
	<i>Zoning Amendment Requested:</i> <b>AT-35 Agriculture Transition District TO RR-4 Rural Residential District</b>		<i>Town/Section:</i> <b>SPRINGDALE, Section 5</b>
	<i>Size:</i> <b>20.65 Acres</b>	<i>Survey Required:</i> <b>Yes</b>	<i>Applicant</i> <b>SYED, GHOUSIA, AND IMRAN NIZAMUDDIN</b>
	<i>Reason for the request:</i> <b>Creating four residential lots</b>		<i>Address:</i> <b>9039 COUNTY HIGHWAY S</b>



**DESCRIPTION:** Landowner wishes to rezone 20.65 acres from the AT-35 Agriculture Transition zoning district to the RR-4 Rural Residential zoning district to allow for the creation of 4 residential lots.

**OBSERVATIONS:** The proposed lots would conform to the dimensional and road frontage requirements of the county zoning and land division ordinances. County Highway S is a controlled-access highway. Shared access will be required.

**TOWN PLAN:** The property qualifies for Density Option 2 under the *Town of Springdale / Dane County Comprehensive Plan*. Under Option 2, residential development is capped at 1 unit per 17 acres. Additional Option 2 siting criteria further limit residential density on this site to no more than six homesites, total. If Petition 11715 is approved, there will be two potential homesites remaining on the balance of the property.

**RESOURCE PROTECTION:** An apparent intermittent stream crosses the proposed RR-4 lots from southwest to northeast. Navigability determinations may be necessary to determine whether this drainageway is regulated under state law and county shoreland zoning. In addition, small areas of steep slopes also lie in the middle of the RR-4 zoning parcel. It appears there should be sufficient room on each lot to avoid these features and to minimize any impacts.

**STAFF:** Recommend approval with the following conditions:

1. Within 90 days of the effective date of this petition, the landowner must record shared driveway access easements and maintenance agreements that conform to all requirements of s. 75.19(8)(f), Dane County Code.
2. The recorded CSM must show all recorded easement boundaries.
3. Town condition.

**TOWN:** The Town Board approved the petition conditioned upon the created lots being deed restricted to prohibit further land divisions per the Town of Springdale land use plan.

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