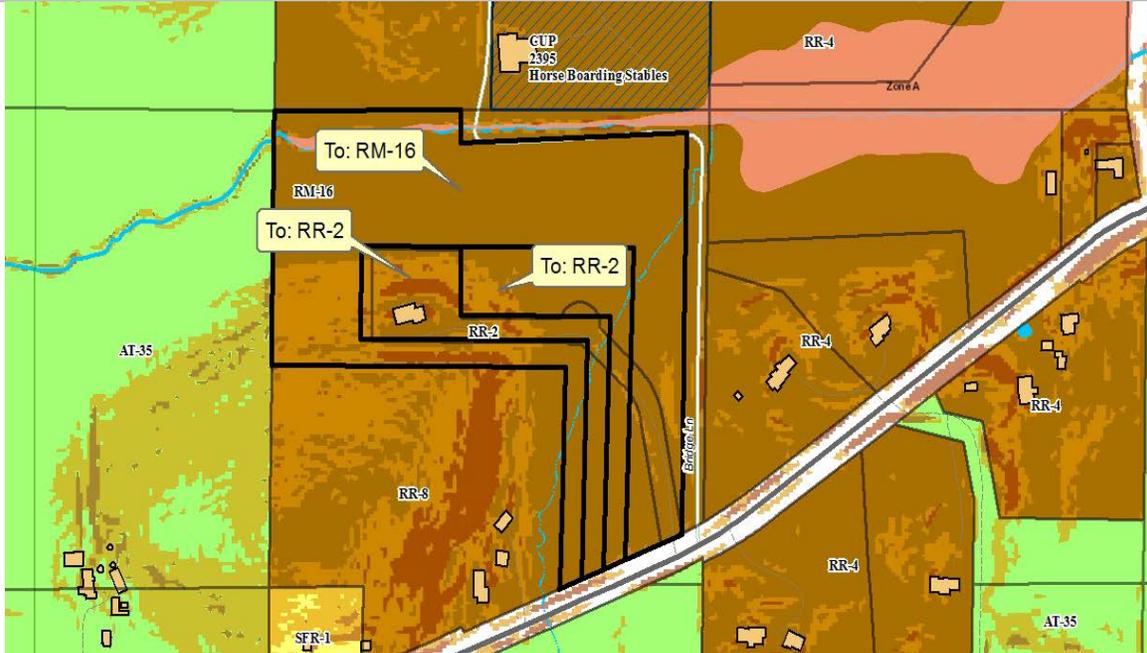


Staff Report  Zoning and Land Regulation Committee	Public Hearing: February 25, 2020	Petition 11518	
	Zoning Amendment Requested: RM-16 (Rural Mixed-Use, 16 acres and up) District TO RR-2 (Rural Residential, 2 to 4 acres) District, RR-2 (Rural Residential, 2 to 4 acres) District TO RM-16 (Rural Mixed-Use, 16 acres and up) District		Town/Section: SPRINGDALE, Section 25
	Size: 4.07,0.68 Acres	Survey Required. Yes	Applicant HACKER INCOME TR
	Reason for the request: CREATION OF ADDITIONAL RESIDENTIAL LOT AND RECONFIGURATION OF EXISING LOT LINES		Address: NORTH AND EAST OF 8146 COUNTY HIGHWAY G



DESCRIPTION: Landowner seeks to reconfigure the lot lines of an existing 3.2-acre lot in the RR-2 zoning district, to create a new 3.29-acre lot to be zoned RR-2 to accommodate a new single family residence, and to rezone the balance of the property to the RM-16 zoning district to bring the parcel into compliance with zoning district minimum lot size.

OBSERVATIONS: Landowner owns another 16.14 acres nearby, but not contiguous to, this property, that is currently in the AT-35 zoning district. Both new residential lots will continue to be served by an existing driveway and stream crossing. Recorded easements associated with this driveway should be shown on the final Certified Survey Map.

TOWN PLAN: Under the town density policy, this property has the potential for two additional homesites (see density study). If Petition 11518 is approved, this will **exhaust** the development potential under the town/county comprehensive plan.

RESOURCE PROTECTION: An intermittent stream flows from south to north through the property. There is an existing crossing and culvert under the shared driveway.

STAFF: The proposal meets the dimensional standard of the zoning districts and appears reasonably consistent with the Town’s Comprehensive Plan policies and land division regulations. Staff recommends that a shared driveway agreement be required to be recorded on the property in order to facilitate joint access.

TOWN: The Town Board approved the petition conditioned upon a deed restriction being recorded on the property to prohibit further division of the property and that Lots 1 and 3 are subject to a Town approval process regarding building placement.

Questions? Contact Brian Standing standing@countyofdane.com, 608-267-4115