
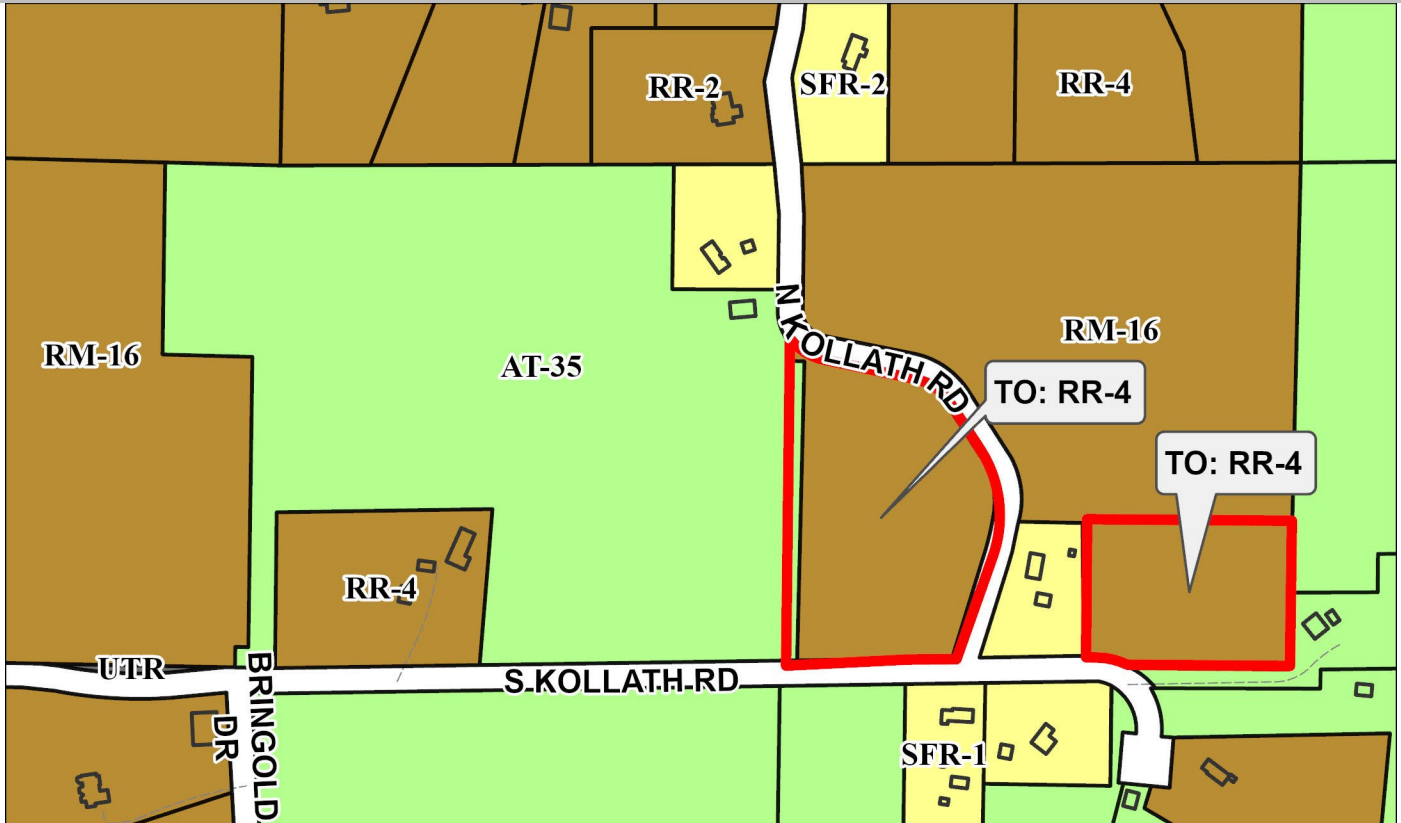


<b>Staff Report</b>    <b>Zoning and Land Regulation Committee</b>	Public Hearing: <b>March 26, 2024</b>		<b>Petition 12017</b>
	Zoning Amendment Requested: <b>RM-16 Rural Mixed-Use District TO RR-4 Rural Residential District</b>		Town/Section: <b>SPRINGDALE, Section 35</b>
	Size: <b>7.6, 4.5 Acres</b>	Survey Required: <b>Yes</b>	Applicant <b>PLYMOUTH STONE LLC (JOSH KLEIN)</b>
	Reason for the request: <b>Create 3 new residential lots</b>		Address: <b>SOUTH AND EAST OF 1889 N. KOLLATH RD.</b>



**DESCRIPTION:** Applicant Josh Klein proposes to divide 34.8 acres of undeveloped land into three residential home sites with RM-16 and RR-4 zoning. The proposed lots are 22.6 acres, 4.6 acres, and 7.7 acres and would be rezoned according to the lot acreage. Lot 3 is intended to be sold.

The petition was amended twice after the initial application. The first change was made after proposed Lot 3 was found to have less acreage than initially described, because a narrow strip of land along the west edge is owned by the neighbor. Klein amended the petition to propose RR-4 zoning for Lot 3 instead of RR-8 as initially requested. Then after the surveyor corrected the lot description, it was discovered that Klein owns a small (26 square foot) piece of land at the bend in N. Kollath Road that is disconnected to the rest of the property and as a result would have little to no value or use potential. The applicant discussed the matter with the Town of Springdale and proposes to dedicate the remnant land as public road right-of-way.

**OBSERVATIONS:** The proposed lots conform to the requirements of the proposed zoning districts, including lot size and public road frontage. The proposal to dedicate the 26 square foot remnant parcel as road right-of-way would result in clearer ownership situation for the lot being sold.

**COMPREHENSIVE PLAN:** The proposed development qualifies for Density Option 2 (1 unit per 17 acres) under the adopted *Town of Springdale / Dane County Comprehensive Plan*. In this case, the 34.8-acre original landholding yields a total of three homesites, plus an additional homesite for the owner of the remainder of the property. If Petition 12017

is approved, this will ***exhaust*** the development potential of the property. *(For questions about the town plan, contact Senior Planner Brian Standing at (608) 267-4115 or [standing@countyofdane.com](mailto:standing@countyofdane.com))*

**RESOURCE PROTECTION:** There are no sensitive environmental features on or within 300 feet of the subject property.

**TOWN ACTION:** On January 22, 2024 the Town Board recommended approval conditioned on no further division per the Town Land Use Plan. On February 20<sup>th</sup> the Town Board reviewed the amended petition and recommended approval with the same condition. A new town action report was submitted as confirmation.

**STAFF RECOMMENDATION:** Pending any comments at the public hearing, Staff recommends approval of the petition subject to the applicant recording the certified survey map for the new lots and the following conditions:

1. A deed restriction shall be recorded on Lots 1, 2 and 3 of the certified survey map stating the following:
  - a. Further land divisions for development are prohibited. The housing density rights for the original Robert Kollath farm have been exhausted per the Town Comprehensive Plan density policies.

Any questions about this petition or staff report please contact Rachel Holloway at (608) 266-9084 or [holloway.rachel@countyofdane.com](mailto:holloway.rachel@countyofdane.com)