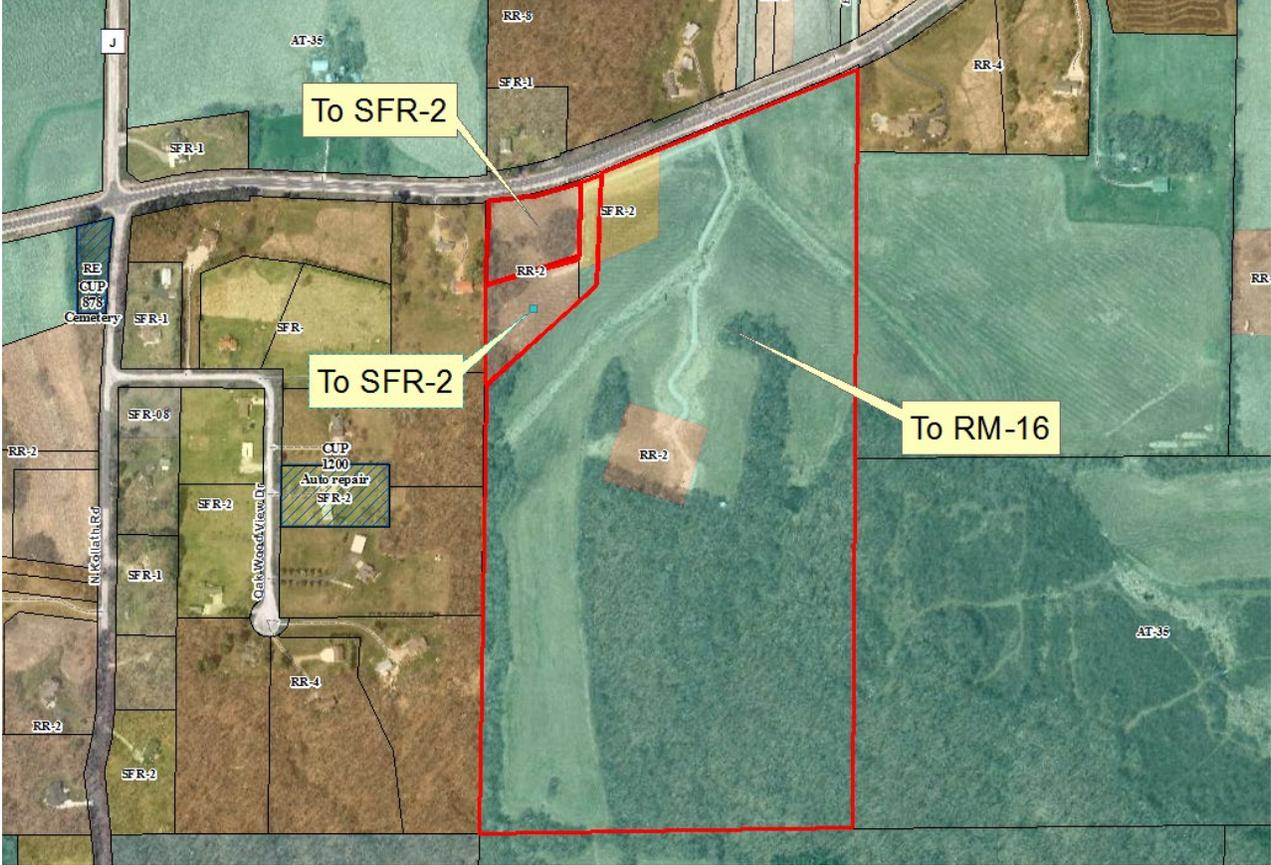


<p><b>Staff Report</b></p>  <p><b>Zoning &amp; Land Regulation Committee</b></p>	<p><u>Public Hearing:</u> <b>August 27, 2024</b></p>	<p><b>Petition 12078</b></p>	
	<p><u>Zoning Amendment Requested:</u>  <b>RR-2 Rural Residential District and AT-35 Agriculture Transition District TO SFR-2 Single Family Residential District; SFR-2 Single Family Residential District, RR-2 Rural Residential District, and AT-35 Agricultural Transition District TO RM-16 Rural Mixed-Use District</b></p>	<p><u>Town, Section:</u>  <b>SPRINGDALE, Section 25</b></p>	
	<p><u>Size:</u> <b>3.99,0.12,1.6 Acres</b></p>	<p><u>Survey Required:</u> <b>Yes</b></p>	<p><u>Applicant:</u>  <b>ADAM AND NICOLE CARRICO</b></p>
	<p><u>Reason for the request:</u>  <b>Relocate two existing residential lots</b></p>		<p><u>Address:</u>  <b>WEST OF 8177 COUNTY HIGHWAY G</b></p>



**DESCRIPTION:** Applicant Adam Carrico would like to reconfigure two existing residentially-zoned lots that are existing certified survey map (CSM) lots.

**OBSERVATIONS:** The proposed lots meet ordinance requirements for the proposed zoning districts, including lot size, lot width, land use, and public road frontage. The petition was modified from the original request after coordination with the Town of Springdale regarding the lot arrangement and zoning. As a result, the petition would reconfigure the two existing residential lots along County Highway G, which are currently zoned RR-2 and SFR-2, into two lots located along the western edge of the property with SFR-2 zoning. It would also include the rest of the property in the CSM as a large lot with RM-16 zoning. This would greatly simplify the zoning on the property and would eliminate the “spot zone” on the larger property. The RM-16 zoning would accommodate both residential and agricultural land uses on the large lot.

County Highway G is access restricted at this location, but there is an existing driveway and shared access easement that already serves all three of the lots. No change is proposed to the current access or land uses.

**COMPREHENSIVE PLAN:** The Town of Springdale / Dane County Comprehensive Plan limits residential development based on several design standards. In this case, no new homesite is created, and so density standards. The proposed

lots appear to comply with all applicable standards of the adopted comprehensive plan. For questions about the town plan, contact Senior Planner Brian Standing at (608) 267-4115 or [standing.brian@danecounty.gov](mailto:standing.brian@danecounty.gov).

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

**TOWN ACTION:** The Town Board recommended approval of the petition conditioned upon Lots 1, 2, and 3 being deed restricted to prohibit further land divisions.

**STAFF RECOMMENDATION:** Pending any comments at the public hearing, staff would recommend approval of the petition with no conditions other than the applicant recording the new CSM for the 3 lots and the following condition:

1. The applicant records a deed restriction prohibiting further land divisions on Lots 1, 2, and 3.

Please contact Rachel Holloway at (608) 266-9084 or [holloway.rachel@danecounty.gov](mailto:holloway.rachel@danecounty.gov) if you have questions about this petition or staff report.