
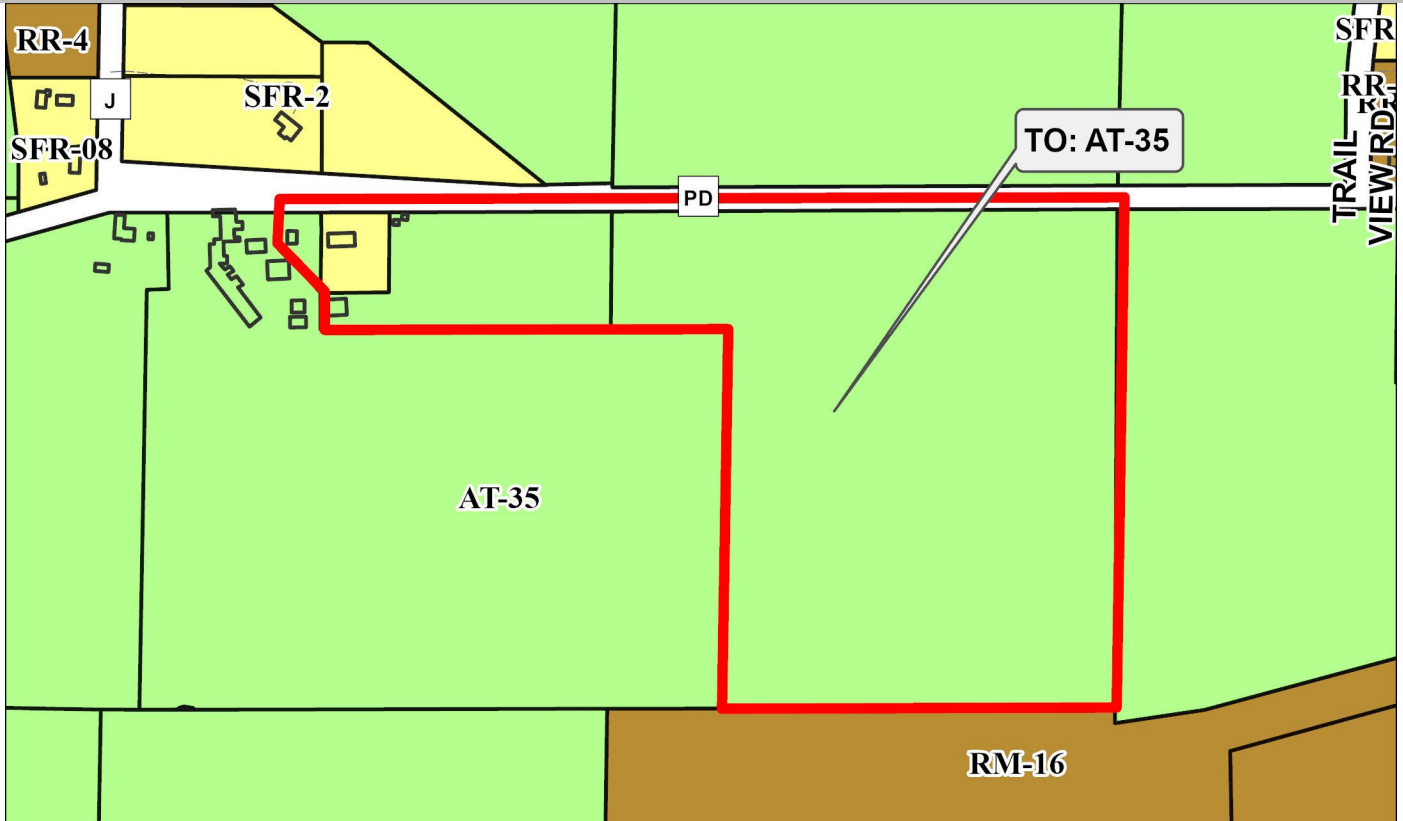


Staff Report  Zoning and Land Regulation Committee	<i>Public Hearing:</i> March 26, 2024		Petition 12022
	<i>Zoning Amendment Requested:</i> SFR-08 Single Family Residential District TO AT-35 Agriculture Transition District		<i>Town/Section:</i> SPRINGDALE, Section 12
	<i>Size:</i> 1 Acres	<i>Survey Required:</i> Yes	<i>Applicant</i> RICHARD & JUDITH SCHWENN
	<i>Reason for the request:</i> Expand the size of a residential lot		<i>Address:</i> 8155 COUNTY HIGHWAY PD



DESCRIPTION: Richard and Judith Schwenn would like to expand their residential lot, currently zoned SFR-1, by adding the surrounding unplatted agricultural lands. The proposal would combine three tax parcels via certified survey map (CSM), to create one 40-acre lot with AT-35 zoning.

OBSERVATIONS: The proposed lot conforms to the requirements of the AT-35 zoning district, including lot size and public road frontage.

The property currently shares a driveway access with the farm property to the west owned by Steve and Denise Schwenn. No change to the current access is proposed. However, a shared driveway access easement will be required to reflect any shared access agreement and ensure continued access to the adjacent farm land.

The property is located partially within the City of Verona’s extraterritorial jurisdiction; the CSM may be subject to review by the City of Verona in addition to the town and county.

COMPREHENSIVE PLAN: The proposal appears consistent with all siting, density and other policies of the adopted *Town of Springdale / Dane County Comprehensive Plan*. (For questions about the town plan, contact Senior Planner Brian Standing at (608) 267-4115 or standing@countyofdane.com)

RESOURCE PROTECTION: The property contains mapped wetlands in the southern and eastern portions of the lot. Floodplain is also present on the lands that are being added to the lot. No development is proposed, and the developed portions of the property are outside of these areas and at least 75' away from mapped wetlands.

DANE COUNTY HIGHWAY DEPT. COMMENTS: CTH PD is a controlled access highway. No new access will be permitted on CTH PD due to reconfiguration of lots. Any change of use for access requires a permit from the Highway Department. No significant increase of traffic expected due to rezone. For more information contact Associate Highway Engineer Kevin Eslick at (608)283-1486 or eslick.kevin@countyofdane.com.

TOWN ACTION: On February 26, 2024 the Town Board recommended approval of the rezone with no special conditions.

STAFF RECOMMENDATION: Pending any comments at the public hearing, staff recommends approval of the petition subject to the applicant recording the CSM for the new lot boundaries and the following conditions:

1. Shared driveway access easement needed for the proposed residential lot and the adjacent farm owned by Steve and Denise Schwenn.

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