

Staff Report



Zoning and Land Regulation Committee

Public Hearing: **May 25, 2021**

Zoning Amendment Requested:

AT-35 Agriculture Transition District TO RR-1 Rural Residential District, AT-35 Agriculture Transition District TO RR-4 Rural Residential District, AT-35 Agriculture Transition District TO RR-8 Rural Residential District

Size: **1.51,4,9.27 Acres**

Survey Required: **Yes**

Reason for the request:

CREATING THREE NEW RESIDENTIAL LOTS.

Petition 11687

Town/Section:

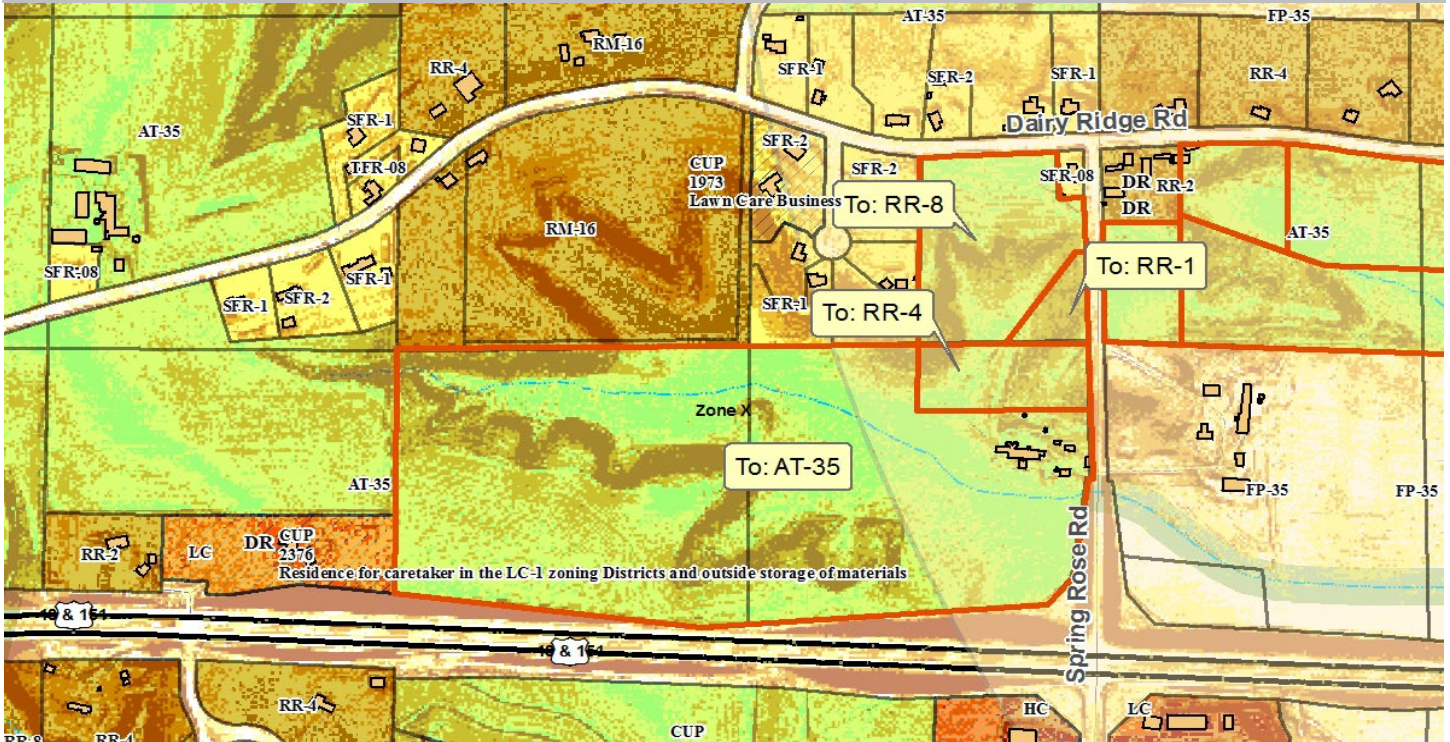
SPRINGDALE, Section 13

Applicant

TJM RES LLC

Address:

2459 SPRING ROSE ROAD



DESCRIPTION: Landowner wishes to rezone a total of 14.77 acres from the AT-35 zoning district to create 3 rural residential lots: a 1.51-acre lot in the RR-1 district, a 4-acre lot in RR-4 and a 9.27-acre lot in RR-8.

OBSERVATIONS: All proposed lots conform to dimensional and road frontage requirements of the County Zoning and Land Division ordinances.

TOWN PLAN: The property was part of a 141-acre farm, spanning both sides of U.S. 18 & 151 and owned by Robert Gust in 2003. Under the default density policy of the *Town of Springdale / Dane County Comprehensive Plan*, there are a total of 6 potential homesites available on this property. If Petition 11687 is approved, there will be no further development sites on the portion of the property north of U.S. Highway 18 & 151, and three remaining south of the highway.

RESOURCE PROTECTION: An intermittent stream flows through portions of the property intended to remain in AT-35. Building areas of proposed RR lots appear to be more than 300 feet from this stream. No impacts anticipated.

STAFF: Recommend approval with a condition that the portion of the property to remain in AT-35 be deed restricted to prohibit further division.

TOWN: The town has voted to approve with a condition that the AT-35 balance of the property be deed restricted against further division.

Questions? Contact Brian Standing at standing@countyofdane.com