
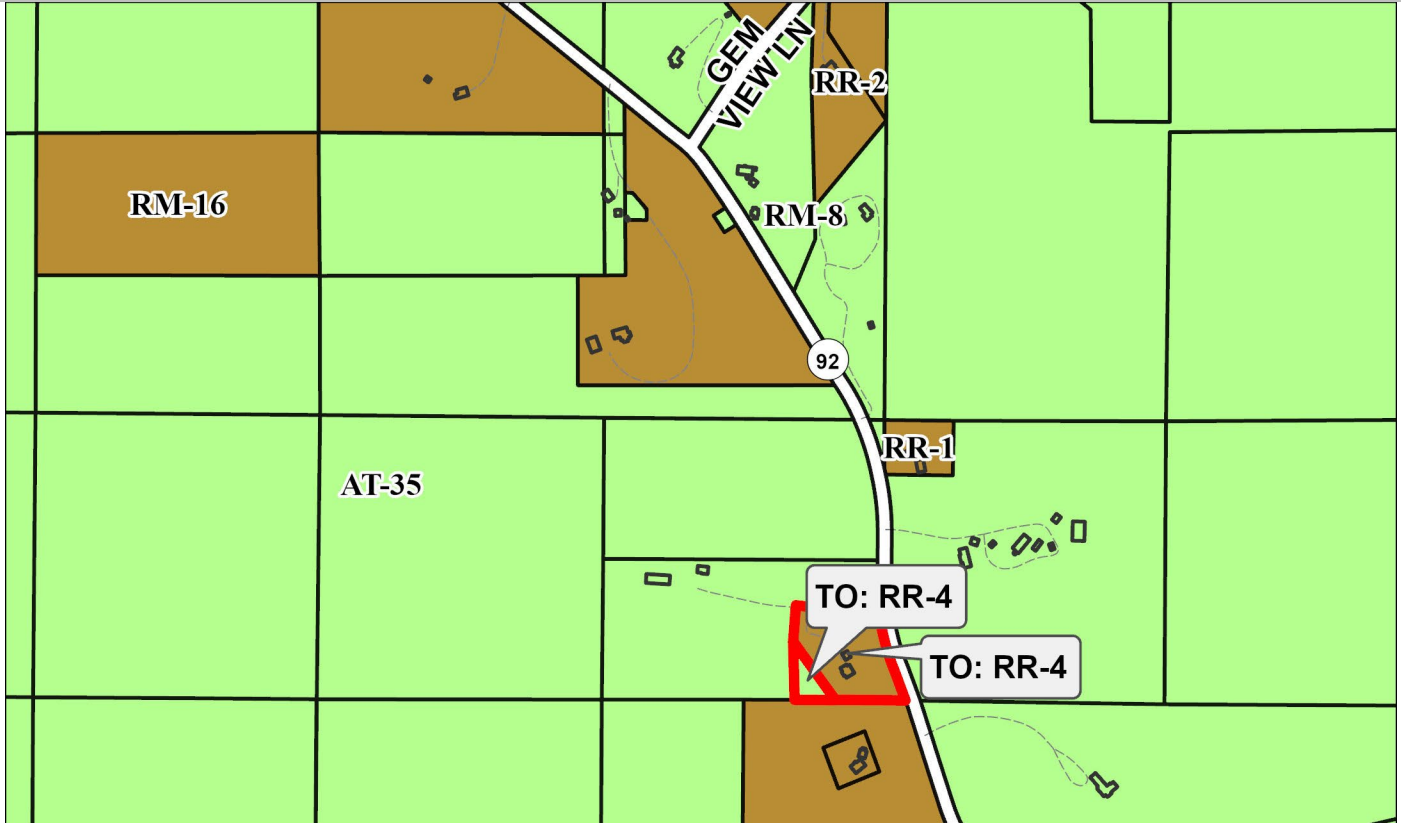


<b>Staff Report</b>  <b>Zoning &amp; Land Regulation Committee</b>	<u>Public Hearing:</u> <b>October 22, 2024</b>	<b>Petition 12100</b>	
	<u>Zoning Amendment Requested:</u> <b>AT-35 Agriculture Transition District TO RR-4 Rural Residential District,  RR-2 Rural Residential District TO RR-4 Rural Residential District</b>		<u>Town, Section:</u> <b>SPRINGDALE,  Section 19</b>
	<u>Size:</u> <b>0.60,4.16 Acres</b>	<u>Survey Required:</u> <b>Yes</b>	<u>Applicant:</u> <b>KEN A ALDERSON</b>
	<u>Reason for the request:</u> <b>Shifting of property lines between adjacent land owners</b>		<u>Address:</u> <b>2249 STATE  HIGHWAY 92</b>



**DESCRIPTION:** Ken Alderson proposes a rezone in order to expand the size of his existing residential lot by acquiring some land from the adjacent Thompson Trust property. This would result in a 4.45-acre lot with RR-4 zoning. The existing lot and the land being added onto it must be rezoned due to the new larger lot size.

**OBSERVATIONS:** The proposed lot configuration meets county ordinance requirements including minimum lot size, public road frontage, building coverage and building setbacks.

The lot is located on State Highway 92 but there is no change proposed to the current use or driveway access.

**COMPREHENSIVE PLAN:** The proposal appears to meet all siting, density and other requirements of the *Town of Springdale / Dane County Comprehensive Plan*. No conflicts anticipated. 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:** Shoreland zoning is present on site but is not applicable; no development is proposed.

**TOWN ACTION:** On July 22, 2024 the Town Board recommended approval with no conditions.

**STAFF RECOMMENDATION:** Pending any comments at the public hearing, staff recommends approval with no conditions other than the recording of the new CSM. 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.