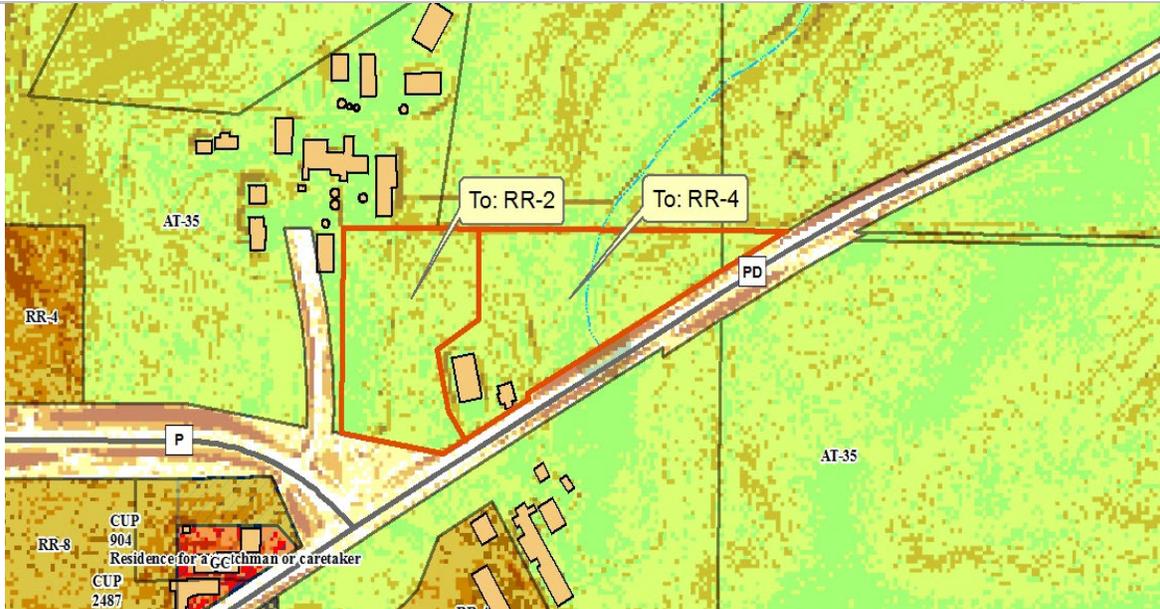


<b>Staff Report</b>    <b>Zoning and Land Regulation Committee</b>	<i>Public Hearing:</i> <b>January 25, 2022</b>		<b>Petition 11790</b>
	<i>Zoning Amendment Requested:</i> <b>AT-35 Agriculture Transition District TO RR-2 Rural Residential District, AT-35 Agriculture Transition District TO RR-4 Rural Residential District</b>		<i>Town/Section:</i> <b>SPRINGDALE, Section 16</b>
	<i>Size:</i> <b>3.37,4.50 Acres</b>	<i>Survey Required:</i> <b>Yes</b>	
	<i>Reason for the request:</i> <b>Creating one residential lot</b>		<i>Applicant:</i> <b>TOM MAGNUSON</b>
			<i>Address:</i> <b>NE OF INTERSECTION OF COUNTY HWY P AND COUNTY HWY PD</b>



**DESCRIPTION:** Landowner wishes to create two rural residential lots: one to separate an existing single-family residence and the other for a new home.

**OBSERVATIONS:** Both proposed lots conform to the dimensional and road frontage requirements of the county zoning and land division ordinances.

**TOWN PLAN:** The proposed lots appear consistent with density and siting standards identified in the *Town of Springdale / Dane County Comprehensive Plan*.

**DANE COUNTY HWY DEPARTMENT:** CTH PD is a controlled access highways. No new accesses will be permitted to the County Highways. Joint use access will be required.

**RESOURCE PROTECTION:** Portions of an intermittent stream cross the proposed RR-4 lot (Lot 2 in the draft CSM). Navigability determinations would be needed to determine whether or not shoreland zoning applies. No significant impacts anticipated.

**TOWN:** The Town Board approved the petition conditioned up a deed restriction being placed on the properties stating:

1. Further land division of Lot 1 and 2 is prohibited.

**STAFF:** County Staff recommends approval with Town condition.

*Questions? Contact Brian Standing at [standing@countyofdane.com](mailto:standing@countyofdane.com)*