
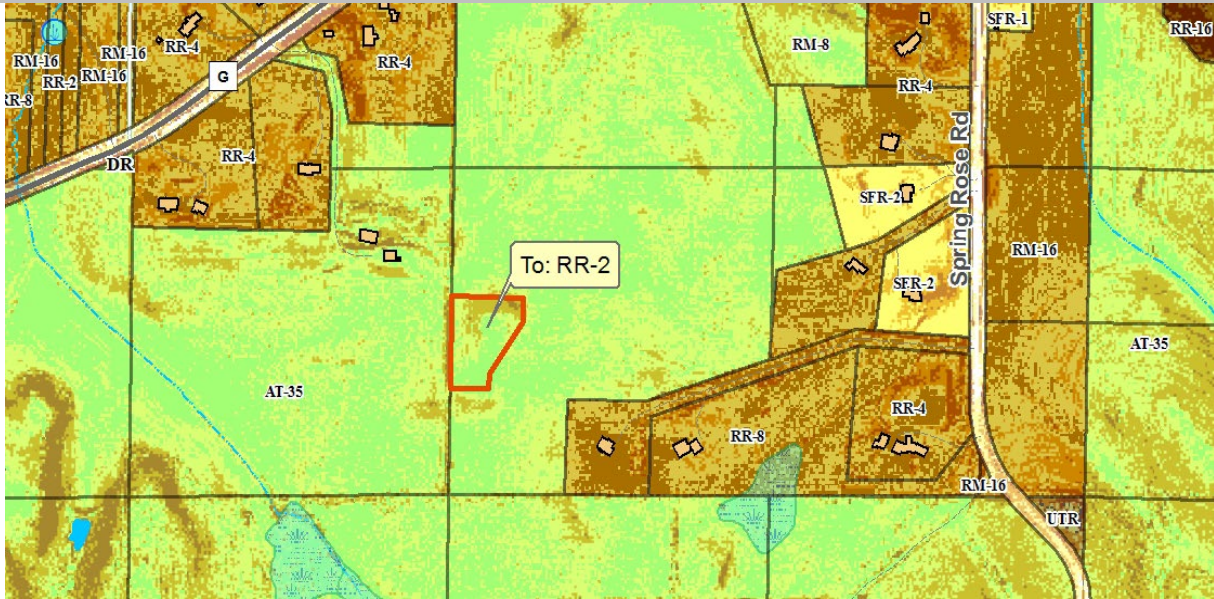


<b>Staff Report</b>    <b>Zoning and Land Regulation Committee</b>	<b>Public Hearing: January 25, 2022</b>		<b>Petition 11792</b>
	<b>Zoning Amendment Requested:</b> <b>AT-35 Agriculture Transition District TO RR-2 Rural Residential District</b>		<b>Town/Section:</b> <b>SPRINGDALE, Section 25</b>
	<b>Size: 2 Acres</b>	<b>Survey Required. No</b>	<b>Applicant</b> <b>TODD AND ANNE CARLSON</b>
	<b>Reason for the request:</b> <b>Creating one residential lot</b>		<b>Address:</b> <b>SPRING ROSE ROAD</b>



**DESCRIPTION:** Landowner wishes to rezone 2 acres from the AT-35 zoning district to the RR-2 zoning district to allow for the construction of a single-family home. The zoning parcel is proposed as part of a larger metes-and-bounds parcel that exceeds 35 acres in area.

**OBSERVATIONS:** No Certified Survey Map is submitted with this proposal. If approved, the RR-2 zoning area must, in the future, be sold together with surrounding lands equal to or greater than 35 acres in area. The location of the RR-2 area would make future division difficult, as it is located more than 1,500 feet from the nearest public road.

**TOWN PLAN:** The property qualifies for Density Option 3 under the *Town of Springdale / Dane County Comprehensive Plan*, which allows residential development up to one lot per 14 acres owned as of 2003. If Petition 11792 is approved, it will exhaust the development potential under the town/county plan.

**RESOURCE PROTECTION:** There are no mapped resource protection corridors within 300 feet of the proposed building site.

**JAN 25<sup>th</sup> ZLR MEETING:** The Committee postponed action due to no town action.

**TOWN:** The Town Board approved the petition conditioned upon the property being deed restricted to prohibit further division of the property.

**STAFF:** Recommend approval with a deed restriction prohibiting further division the property listed under tax parcels 0607-254-8503-0, 0607-254-8052-0, 0607-251-9730-0, and 0607-251-9160-0.

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