
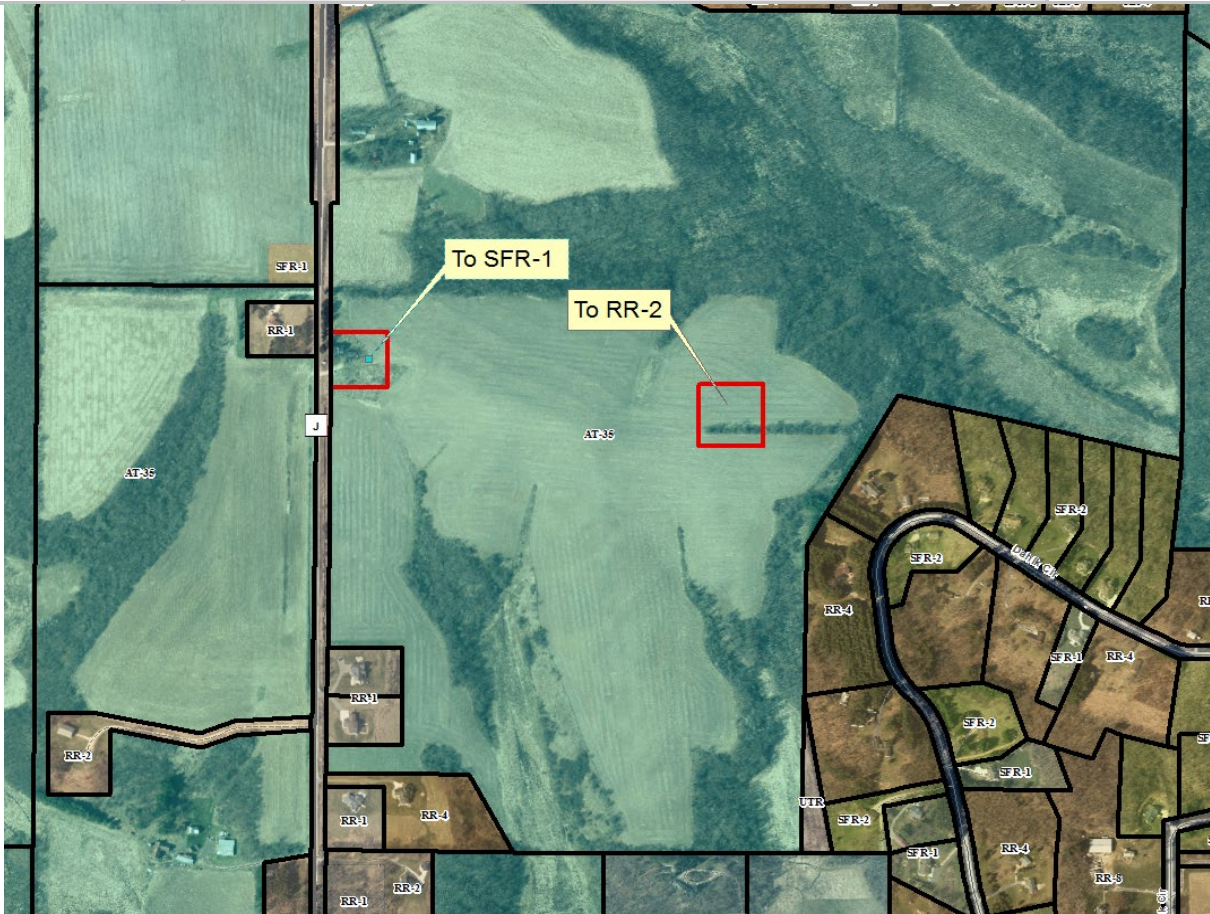


<p><b>Staff Report</b>  <b>REVISED 4/5/2022</b></p>  <p><b>Zoning and Land Regulation Committee</b></p>	<p><i>Public Hearing:</i> <b>January 25, 2022</b></p>	<p><b>Petition 11795</b></p>
	<p><i>Zoning Amendment Requested:</i>  <b>AT-35 Agriculture Transition District TO RR-2 Rural Residential District, AT-35 Agriculture Transition District TO SFR-1 Single Family Residential District</b></p>	<p><i>Town/Section:</i>  <b>SPRINGDALE, Section 23</b></p>
	<p><i>Size:</i> <b>2.55,1.55 Acres</b></p>	<p><i>Survey Required:</i> <b>Yes</b></p>
	<p><i>Reason for the request:</i>  <b>creating one residential lot and one residential zoning boundary</b>  <b>Note: Residential zoning boundary revised.</b></p>	



**DESCRIPTION:** Landowner wishes to separate an existing residence from the balance of the property, and to create a building site (not a separate parcel) for a new home.

**OBSERVATIONS:** A Certified Survey Map is proposed for the SFR-1 lot, but not for the proposed RR-2 zoning parcel. RR-2 zoned lands will have to be sold with at least 35 acres of surrounding lands in the future. The location of the proposed RR-2 site will make future redivision difficult, as it is more than 1,700 feet from a public road.

**TOWN PLAN:** The *Town of Springdale / Dane County Comprehensive Plan* generally limits residential development to one unit per 25 acres owned as of 2003. As a homesite for the owner of the balance of the property the proposed RR-2 lot would be exempt from the density cap. Under the default 1:25 density cap, this property would have 4 homesites remaining if Petition 11795 is approved. Based on town plan siting criteria, PIN 0607-234-800-6 would have no other suitable building locations, so should be restricted against further division.

**RESOURCE PROTECTION:** There are no mapped resource protection corridors on either proposed building site.

**STAFF:** Recommend approval with a condition that the balance of PIN 0607-234-8000-6 remaining after the SFR-1 lot is created be deed restricted to prohibit further land divisions.

**TOWN:** On March 28, 2022, the Town of Springdale Board voted to recommend approval, with conditions.

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