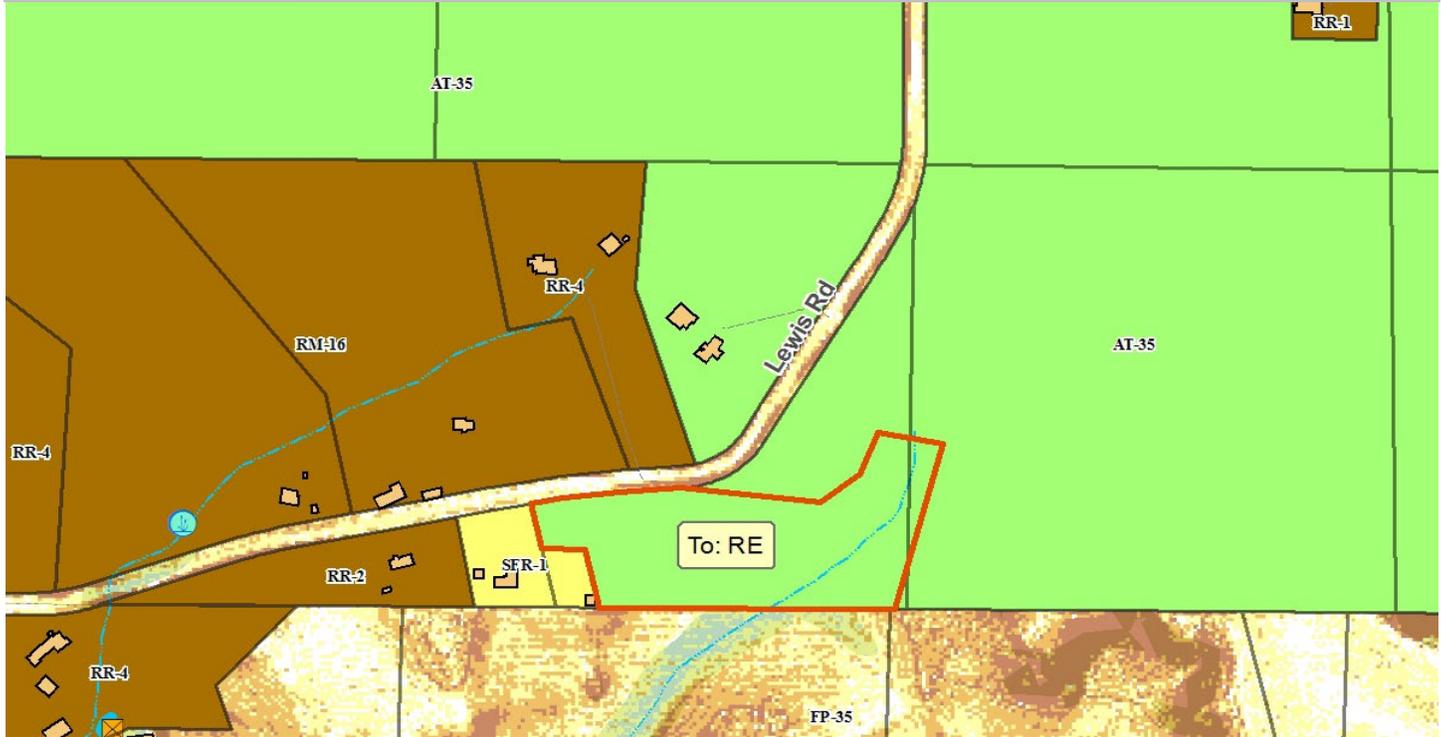


Staff Report  Zoning and Land Regulation Committee	Public Hearing: May 24, 2022		Petition 11825
	Zoning Amendment Requested: AT-35 Agriculture Transition District TO RE Recreational District		Town/Section: SPRINGDALE, Section 31
	Size: 8.42 Acres	Survey Required. Yes	Applicant JAMES S HUSETH JR
	Reason for the request: Creating an agricultural lot		Address: EAST OF 1656 LEWIS ROAD



DESCRIPTION: Landowner wishes to rezone 8.42 acres in the Town of Springdale from the AT-35 (Agriculture Transition) zoning district to the RE (Recreational) zoning district to create a nonresidential lot for agricultural use. This lot will be acquired by an adjoining landowner in the Town of Primrose, who wishes to add the property to an existing farm.

OBSERVATIONS: Because town lines separate zoning parcels under state law, metes-and-bounds lot line adjustments are not sufficient to complete this transaction. A Certified Survey Map and a separate zoning parcel are required. No new building site would be created with this petition.

TOWN PLAN: This area is in an Agricultural Transition area under the *Town of Springdale / Dane County Comprehensive Plan* and the *Dane County Farmland Preservation Plan*. State law prohibits the use of the more typical FP-1 zoning in areas not planned for farmland preservation. RE zoning will allow for agricultural use, while prohibiting residential use, to keep the property consistent with density caps under the town/county plan. All other uses of the RE district would be consistent with the adopted town/county plan.

RESOURCE PROTECTION: Based on county hydrology data, an apparent intermittent stream crosses the property from northeast to southwest. Aerial photography shows the entire area plowed as recently as 2020. Legal navigability status of this drainage is uncertain. In any event, since no change in use is proposed, no significant impact is anticipated, regardless of legal navigability.

TOWN: The Town Board approved the petition conditioned upon the property being deed restricted to prohibit the construction of any buildings (residential or non-residential).

STAFF: Staff recommends approval with the following condition:

1. A deed restriction shall be recorded on the property stating the following: The construction of buildings, residential or non-residential, is prohibited on the property.

Questions? Contact Brian Standing at standing@countyofdane.com