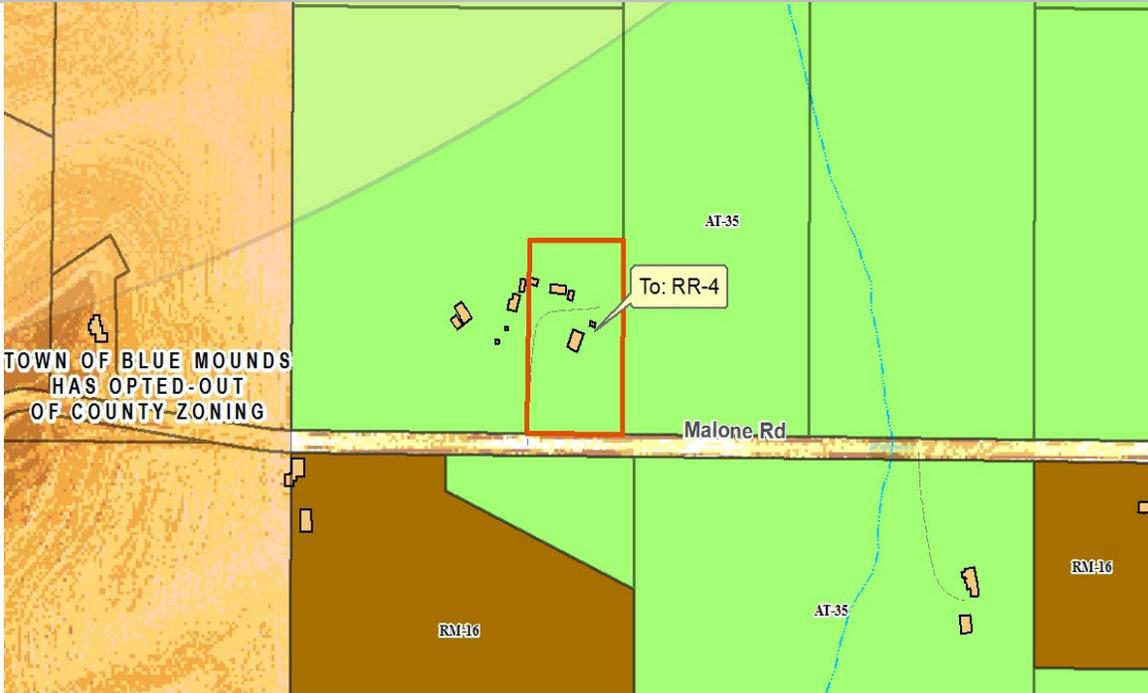


<p>Staff Report</p>  <p>Zoning and Land Regulation Committee</p>	<p>Public Hearing: May 24, 2022</p>	<p>Petition 11832</p>
	<p><u>Zoning Amendment Requested:</u> AT-35 Agriculture Transition District TO RR-4 Rural Residential District</p>	<p><u>Town/Section:</u> SPRINGDALE, Section 30</p>
	<p><u>Size:</u> 4.47 Acres</p>	<p><u>Survey Required:</u> Yes</p>
	<p><u>Reason for the request:</u> Separating existing residence from farmland</p>	



DESCRIPTION: Landowner wishes to rezone 4.47 acres from the AT-35 zoning district to the RR-4 zoning district to separate an existing residence from the balance of the property.

OBSERVATIONS: Proposed lot conforms to area and road frontage requirements of the county zoning and land division ordinances. There are several outbuildings, in various stages of disrepair, on the property, near the proposed lot lines. Reconstruction of such structures would have to comply with zoning setbacks. No new homesite would be created.

TOWN PLAN: The property is within an agriculture transition planning area in the *Town of Springdale/Dane County Comprehensive Plan* and the *Dane County Farmland Preservation Plan*. The lot appears to be consistent with siting and density standards of the town/county plan.

RESOURCE PROTECTION: No mapped resource protection corridors fall within 300 feet of the site.

TOWN: The Town Board approved the petition conditioned upon a deed restriction being placed on the property to prohibit further division of the 4.47-acre lot.

STAFF: Staff recommends approval with the following condition:

1. A deed restriction shall be recorded on the proposed lot stating the following: Division of the property is prohibited.

Questions? Contact Brian Standing at standing@countyofdane.com.