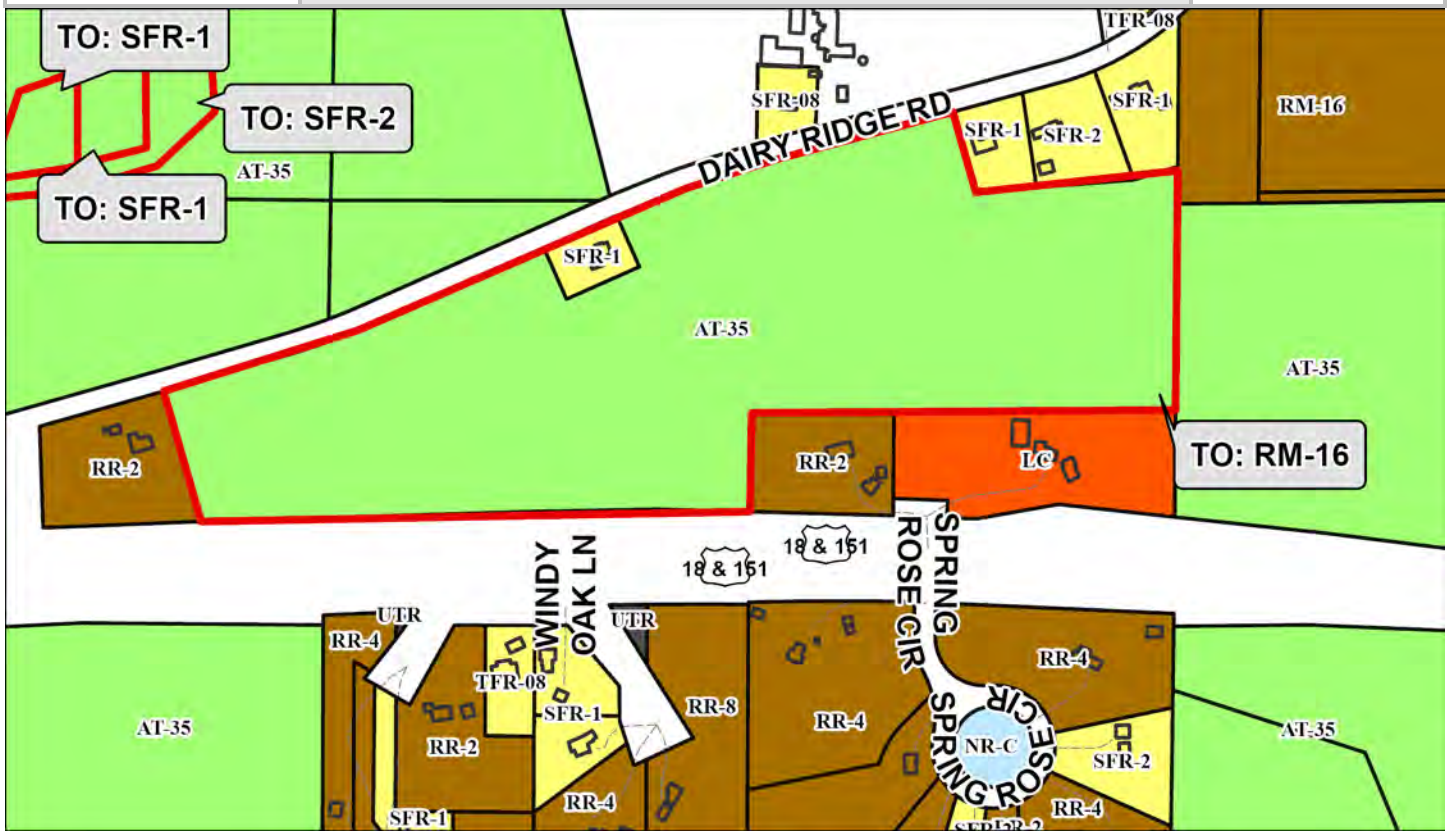
Staff Report	*Public Hearing:* **December 16, 2025**		**Petition 12227**
	Zoning Amendment Requested: **SFR-1 Single Family Residential District TO RM-16 Rural Mixed-Use District, AT-35 Agriculture Transition District TO RM-16 Rural Mixed-Use District**		*Town, Section:* **SPRINGDALE, Section 13**
	Size: **1.18,54.37 Acres**	*Survey Required:* ***Yes***	*Applicant:* ***AMEN LIVING TR***
Zoning & Land Regulation Committee	*Reason for the request:* **combining property into one lot**		*Address:* **8145 DAIRY RIDGE ROAD**



DESCRIPTION: The Amens propose a rezoning in order to consolidate their property into one large lot with RM-16 zoning, in order to put up a new shed building for personal storage and potential agricultural (livestock) use. The property currently consists of a 1.2-acre residential lot with SFR-1 zoning, and 54 acres of agricultural land zoned AT-35. The current zoning and lot configuration does not allow for the shed, because an agricultural building cannot be permitted on the residential lot and they would need to be operators of an established farm operation to obtain a permit for a standalone agricultural building on the AT-35 land.

OBSERVATIONS: The proposed lot consolidation would meet county ordinance requirements. The town has a land division ordinance that would prohibit expanding the SFR-1 lot.

COMPREHENSIVE PLAN: This application is consistent with the Farmland Preservation density policies, and the general goals, objectives, and policies of the Comprehensive Plan**.** The proposal intends to enhance agricultural uses and does not propose further residential development. However, because the entire AT-35 will be changed to residential uses, a deed restriction is recommended preventing further development. The deed restriction is in alignment with the Hellenbrand Farm Concept Plan submitted to the Town, which splits the 4 remaining density units equally among the portions of the farm located north and south of Dairy Ridge Road. For questions about the town plan, contact Senior Planner Bridgit Van Belleghem at (608) 225-2043 or *VanBelleghem.Bridgit@danecounty.gov.*

RESOURCE PROTECTION: The property contains some shoreland zoning in the far east end. This proposal does not affect that land, as the proposed garage would be near the residence and well away from any environmentally sensitive areas.

TOWN ACTION: The Town Board has recommended approval with no conditions.

STAFF RECOMMENDATION: Pending any comments at the public hearing, Staff recommends approval subject to the applicants recording the certified survey map for the expanded lot.

Please contact Rachel Holloway at (608) 266-9084 or *holloway.rachel@danecounty.gov* if you have questions about this petition or staff report.