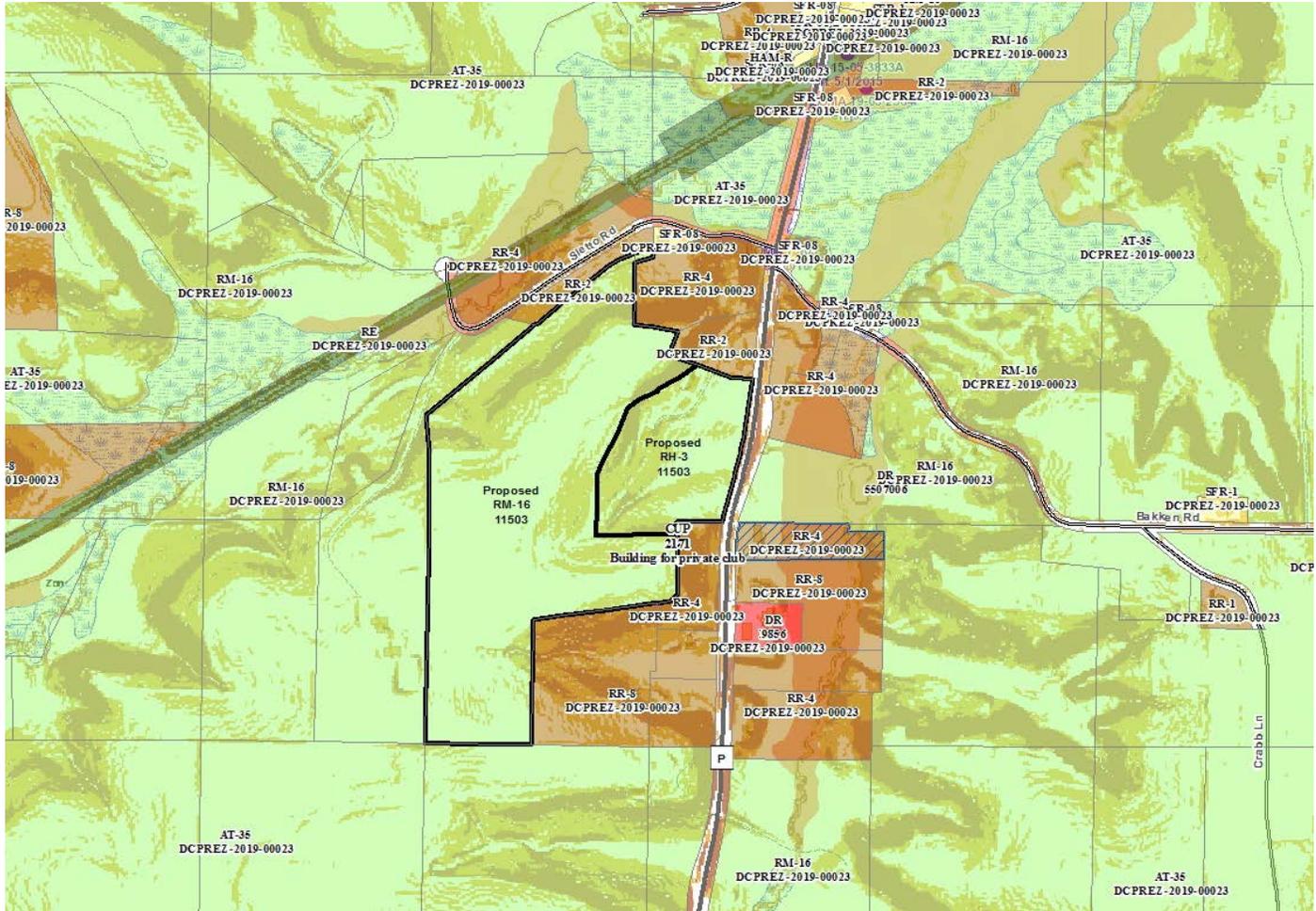


<b>REVISED Staff Report</b>    <b>Zoning and Land Regulation Committee</b>	<b>Public Hearing: December 17, 2019 PETITION AMENDED 12-10-2019</b>	<b>Petition 11503</b>
	<b>Zoning Amendment Requested:</b> <b>AT-35 Agriculture Transition district to RM-8 Rural Residential and RM-16 Rural Mixed Use.</b>	<b>Town/Section:</b> <b>SPRINGDALE, Section 4</b>
	<b>Size: 15.394 Acres; 60.93 Acres</b> <b>Survey Required. Yes</b>	<b>Applicant</b> <b>RICHARD J HOLLER</b>
<b>Reason for the request:</b> <b>Separation of residence and barns from larger piece of farmland and creation of a 61-acre residential lot.</b>		<b>Address:</b> <b>2993 COUNTY HIGHWAY P</b>



**DESCRIPTION:** Landowner seeks to: rezone approximately 15.4 acres from the AT-35 zoning district to the RM-8 zoning district to allow for the separation of an existing residence and farm buildings from the balance of the farm, and; rezone approximately 61 acres from the AT-35 zoning district to the RM-16 zoning district to create a new residential lot.

**OBSERVATIONS:** The Town of Springdale adopted the new Dane County Zoning Ordinance, effective November 15, 2019, after this application was originally submitted. The existing property is now in the AT-35 zoning district. RM-8 is the equivalent zoning district to RH-3 under the new ordinance.

**TOWN PLAN:** The Town of Springdale / Dane County Comprehensive Plan limits residential development to a default of one residential lot per 25 acres. Separation of dwelling units existing as of March 11, 2002 do not count against this density cap. If rezone petition 11503 is approved, this will **exhaust** the development potential on this property.

**RESOURCE PROTECTION:** There are small areas of resource protection corridors associated with steep slopes located on this property. However, since these areas are limited to the periphery of the property, and since no new development is proposed, there should be no impact.

**STAFF:** Recommend approval with two conditions:

1. The landowner shall record a deed restriction on the proposed RM-8 and RM-16 lots prohibiting further re-division of property.
2. The landowner shall record a Certified Survey Map for the proposed lots. A note shall be placed on the CSM which reads, "The RM-16 lot is subject to a town-approved building envelope, documentation on file in the Town Hall".

**TOWN:** The Town Board approved the petition with no conditions.

*Questions? Contact Brian Standing, Senior Planner [standing@countyofdane.com](mailto:standing@countyofdane.com) or 608-267-4115.*