
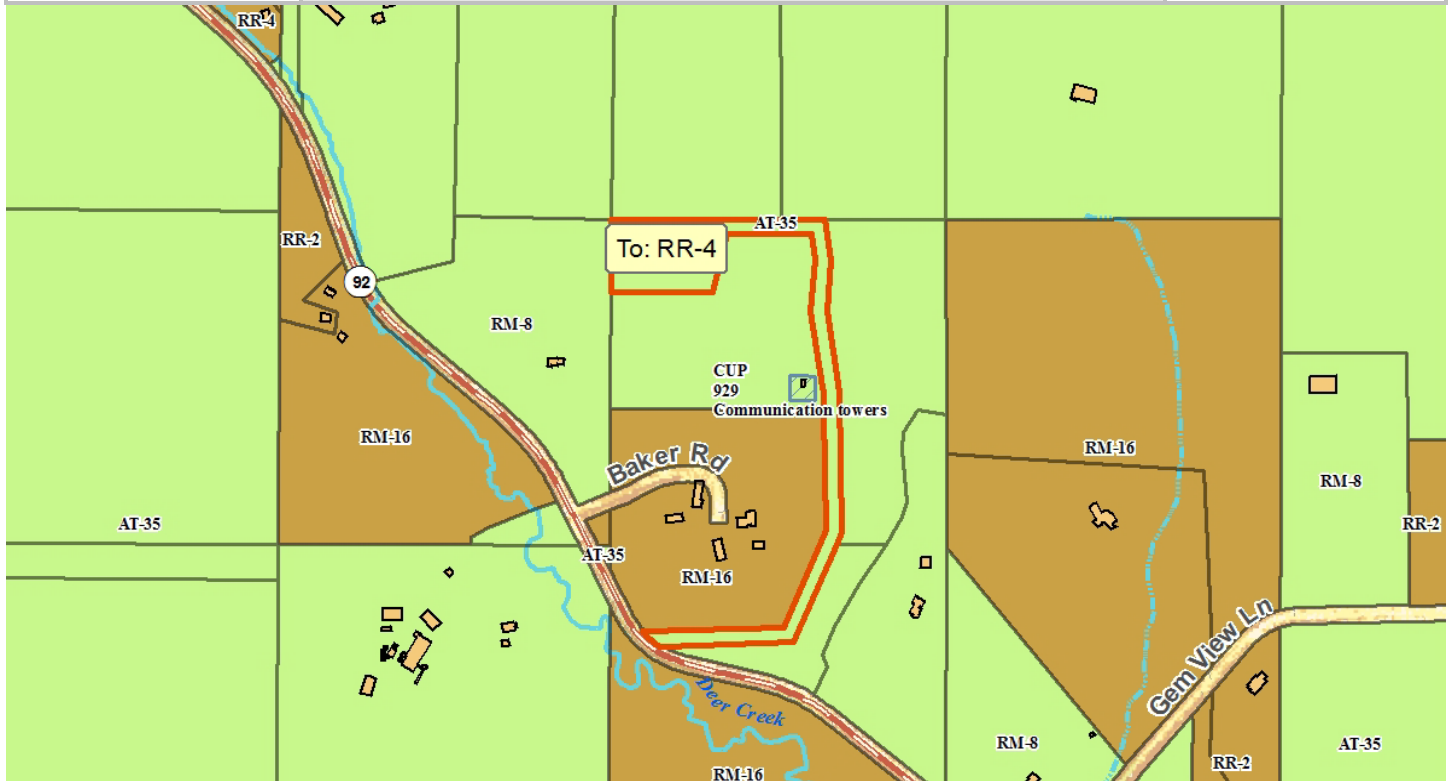


Staff Report  Zoning and Land Regulation Committee	Public Hearing: September 28, 2021		Petition 11734
	<u>Zoning Amendment Requested:</u> AT-35 Agriculture Transition District TO RR-4 Rural Residential District		<u>Town/Section:</u> SPRINGDALE, Section 18
	<u>Size:</u> 6.94 Acres	<u>Survey Required:</u> No	<u>Applicant</u> MINDY S WETZEL
	<u>Reason for the request:</u> Creating one residential lot		<u>Address:</u> NORTH OF 2410 STATE HIGHWAY 92



DESCRIPTION: Landowner wishes to rezone an existing 6.94-acre CSM lot, currently in the AT-35 zoning district, to the RR-4 zoning district to allow for the construction of a single-family residence.

OBSERVATIONS: CSM 15089, Lot 1 (which created the subject parcel) was approved and recorded on April 2, 2019, just prior to the Town of Springdale's adoption of the new county zoning ordinance. Under the town's old A-1 zoning, small residential lots did not require a rezone. When the new ordinance went into effect, CSM 15089 Lot 1 and Lot 2 (immediately to the south of the subject parcel, and owned by Chris and Cynthia Hanson), were incorrectly zoned AT-35.

TOWN PLAN: CSM 15089 was approved in conformance to the town's density cap under the *Town of Springdale / Dane County Comprehensive Plan*.

RESOURCE PROTECTION: There are no mapped resource protection corridors on the property.

STAFF: Recommend approval with town conditions.

TOWN: The Town of Springdale recommends approval with a condition that Parcel 0607-184-9140-0 be deed restricted to prohibit further division.

Questions? Contact Brian Standing standing@countyofdane.com