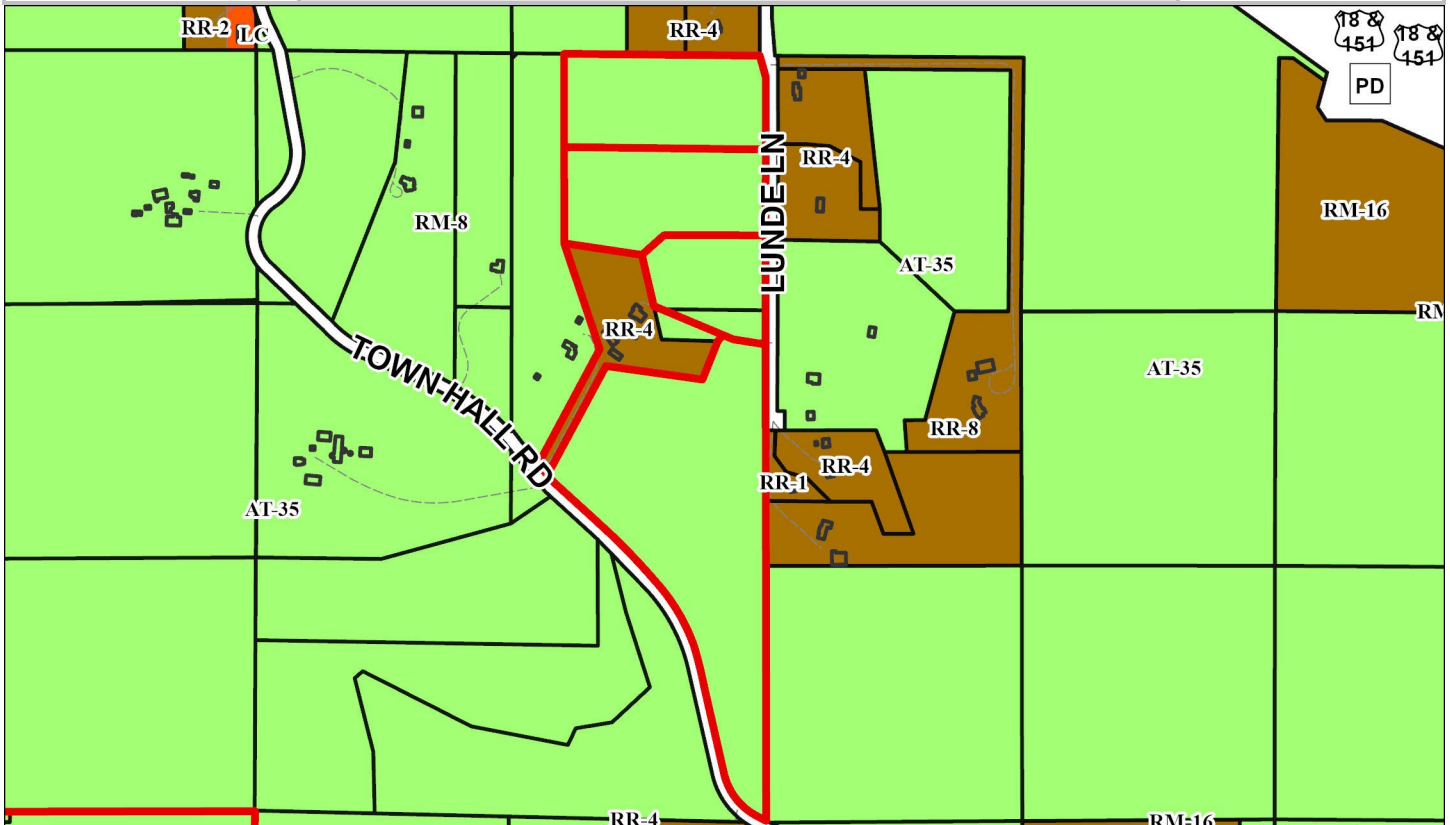


Staff Report**Zoning & Land
Regulation
Committee**Public Hearing: **October 28, 2025*****Report updated for the November 25th ZLR meeting***Zoning Amendment Requested:**AT-35 Agriculture Transition District TO RM-8 Rural Mixed-Use District,
RR-4 Rural Residential District, and RM-16 Rural Mixed-Use District;
RR-4 Rural Residential District TO RM-8 Rural Mixed Use District**Size: **23.3,6.7,33.8 Acres**Survey Required: **Yes**Reason for the request:**creating 4 residential lots****Petition 12209**Town, Section:**SPRINGDALE,
Section 17**Applicant:**BILSE FAMILY LLC**Address:**SOUTH OF 2655
LUNDE LANE**

DESCRIPTION: The Bilse Family LLC would like to create four residential lots from the existing 64-acre property on Lundel Lane. A four-lot certified survey map (CSM) will create two lots roughly 11.7 acres in size with RM-8 zoning, one 6.3-acre lot with RR-4 zoning, and one 34.9-acre lot with RM-16 zoning.

The petition was revised slightly from the original, to adjust the lot line between lots 3 and 4 where an existing driveway bisects the property and provides access to the residential lot owned by the Elvers (tax parcel 060717480750, currently zoned RR-4). Along with the new 4-lot CSM for the Bilse land, another 1-lot CSM will be recorded to expand the Elvers' current lot, which will be rezoned to RM-8.

OBSERVATIONS: The proposed lots meet county ordinance requirements including lot size, lot width, and public road frontage. No concerns with existing buildings and their setbacks.

An existing shared driveway provides access from Lundel Lane. The existing 40-foot wide access easement is shown on the preliminary CSMs, and will continue to serve Lots 3 and 4 of the Bilse CSM, as well as the Elver lot. Lots 1 and 2 of the Bilse CSM are proposed to be served by another shared driveway easement located over the north end of Lot 1. Specific access locations on Lundel Lane are determined by the Town of Springdale.

The property is subject to the Village of Mount Horeb's extraterritorial jurisdiction for the land division review.

COMPREHENSIVE PLAN: Proposal uses Town option 2. If this proposal is approved, all density units will be exhausted for the Bilse farm. Place deed restriction on parcels 060717195110, 060717490700, 060717480030 to prohibit further land division. For questions about the town plan, contact Senior Planner Bridgit Van Belleghem at (608) 225-2043 or VanBelleghem.Bridgit@danecounty.gov.

RESOURCE PROTECTION: South end of property contains a perennial stream, the Fryes Feeder. Shoreland zoning regulations apply within 300 feet of the stream. Proposed Lot 4 is sufficiently large; no concerns at this time.

Applicants should be aware that an erosion control permit is required from Dane County Land and Water Resources Department for any proposed new driveway more than 125 feet long, or for any land disturbance of over 4,000 square feet. In addition, development that results in 20,000 square feet or more of impervious surface requires a stormwater management permit, a process that requires engineering plans and can take several months to complete. The long driveway on Lot 1 may trigger stormwater requirements. For questions please contact Elliott Mergen at Water Resource Engineering at (608) 224-3730 / Mergen.Elliott@danecounty.gov.

TOWN ACTION: Town approved the original petition with a deed restriction for no further development. Because the petition was amended slightly after the initial town action, the Town held another meeting on October 27th to review the amended petition. The Town Board recommended approval again with the same condition.

OCTOBER 28TH ZLR COMMITTEE HEARING: At the public hearing, comments were submitted opposed to the proposed rezoning. A petition opposed to the rezoning was also submitted, which was signed by many individuals who do not live in the Town of Springdale and many who live out of state. Two Springdale residents spoke at the hearing to express concerns. The concerns raised related to the expectation that farmland will be lost or destroyed as a result of this land division and resulting home construction, and that the proposal does not meet town criteria for Option 2 land divisions.

Town Plan Commission Chair Amy Jester also spoke at the hearing, to explain the significant planning efforts that the landowners and township have done for this farm. The Town has considered the proposal and have determined it to be consistent with their land use plan policies. In addition, over many town meetings they have carefully considered the lot layout and planned for building envelopes on these lots so as to preserve land for future farming while allowing limited residential development per the plan.

ZLR Committee postponed action on the petition due to public opposition, in accordance with the Committee's adopted rules and procedures.

STAFF RECOMMENDATION (updated for November 25th): Staff recommends approval with the following conditions:

1. A deed restriction shall be recorded on the CSM lots that states the following:
 - a. Further land divisions for development are prohibited. The housing density rights for the original Beth Elver and Alan Bilse farm have been exhausted per the Town Comprehensive Plan density policies.

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