

Staff Report
**Zoning & Land
Regulation
Committee**

Public Hearing: July 28, 2026

Zoning Amendment Requested:

**RM-16 Rural Mixed-Use District TO RR-4 Rural Residential District
and RM-8 Rural Mixed-Use District**

Size: 5.1, 12.2 Acres

Survey Required: No

Reason for the request:

CORRECTION OF COMPREHENSIVE REZONE ERROR

Petition 12305

Town, Section:

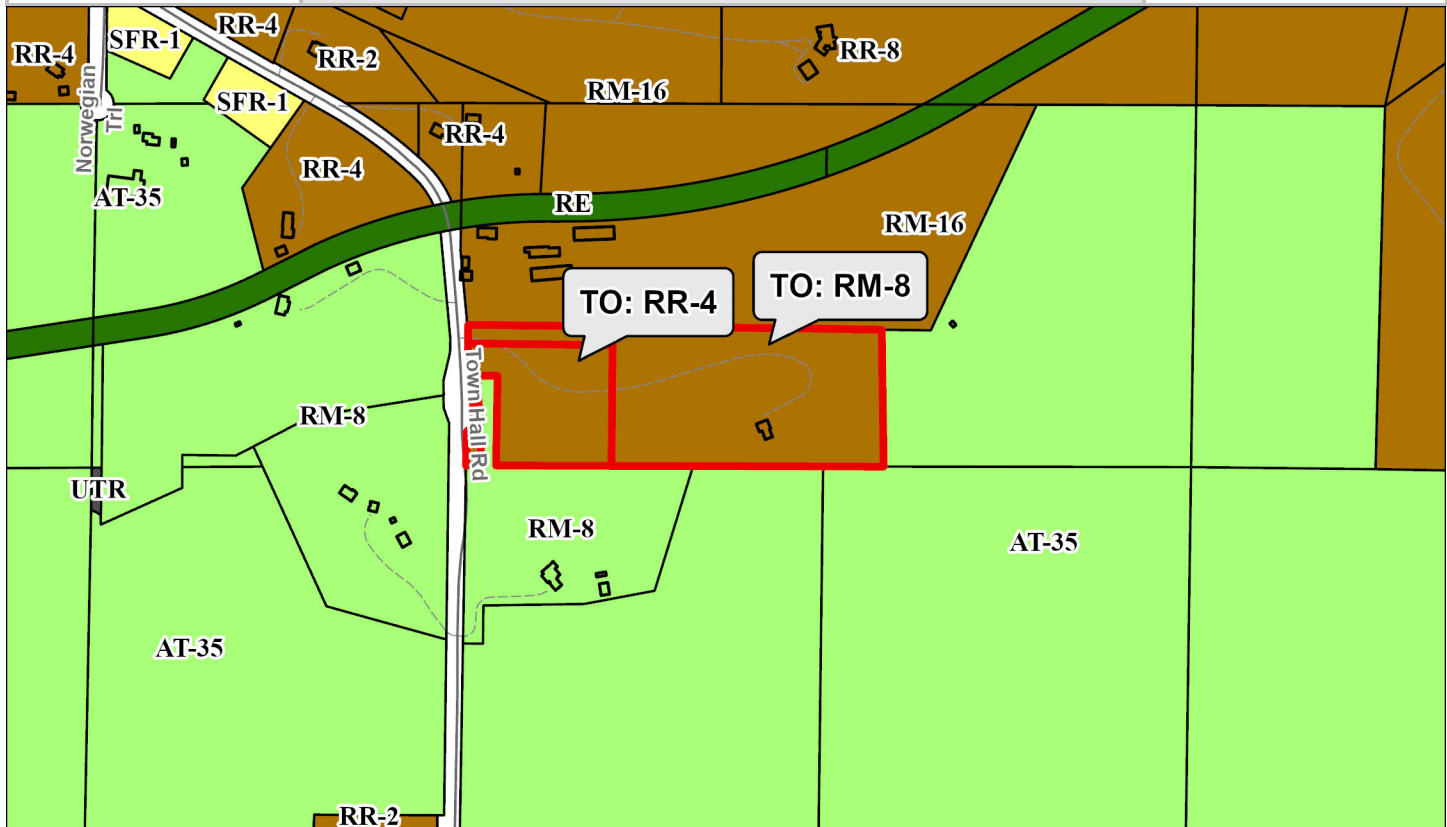
SPRINGDALE, Section 8

Applicant:

**JON ALECKSON &
MARY KADERABEK**

Address:

2920 TOWN HALL RD



DESCRIPTION: The town is submitting this rezone on behalf of the property owners to apply residential zoning consistent with the 2019 Zoning Ordinance Adoption. The incorrect zoning RM-16 was applied to these parcels together because they were under common ownership; however, the parcels are separate lots according to adopted CSM 12484 designations, and should be zoned independently at RR-4 and RM-8.

OBSERVATIONS: The town is submitting this rezone to correctly apply zoning that was approved with CSM 12484. Only one of the sites is built on. Sites are legal lots and comply with frontage, coverage, building setbacks, and other siting criteria. The sites currently share driveway access off Town Hall Road.

COMPREHENSIVE PLAN: This petition is consistent with the Comprehensive Plan. There is no change in use, development, or designation that would bear on the Comprehensive Plan goals, objectives, or policies. For questions about the town plan, contact Senior Planner Bridgit Van Belleghem at (608) 225-2043 or VanBelleghem.Bridgit@danecounty.gov.

RESOURCE PROTECTION: Schlapbach Creek and an unnamed intermittent stream converge to the northeast of the properties, placing the majority of these lands within the shoreland zoning district. No development is proposed at this time, but future development should likely conform to shoreland development standards due to the size of the lots. Schlapbach Creek also contains mapped riparian wetlands.

TOWN ACTION: Recommends approval subject to no further division per the town of Springdale land use plan.

STAFF RECOMMENDATION: While the lots are not proposed to change at this time as noted above, the Town of Springdale typically requires lots to be deed restricted to prohibit further land divisions. Zoning-based deed restrictions specify that rezoning the property to a different zoning district terminates the restriction. In this case, the lots were not deed restricted when the CSM was approved in 2008 so the Town is requesting that be done at this time.

Staff recommends approval with the following conditions:

1. A deed restriction shall be recorded on both of the lots stating the following:
 - a. There shall be no further land divisions per the Town of Springdale land use plan policies.

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