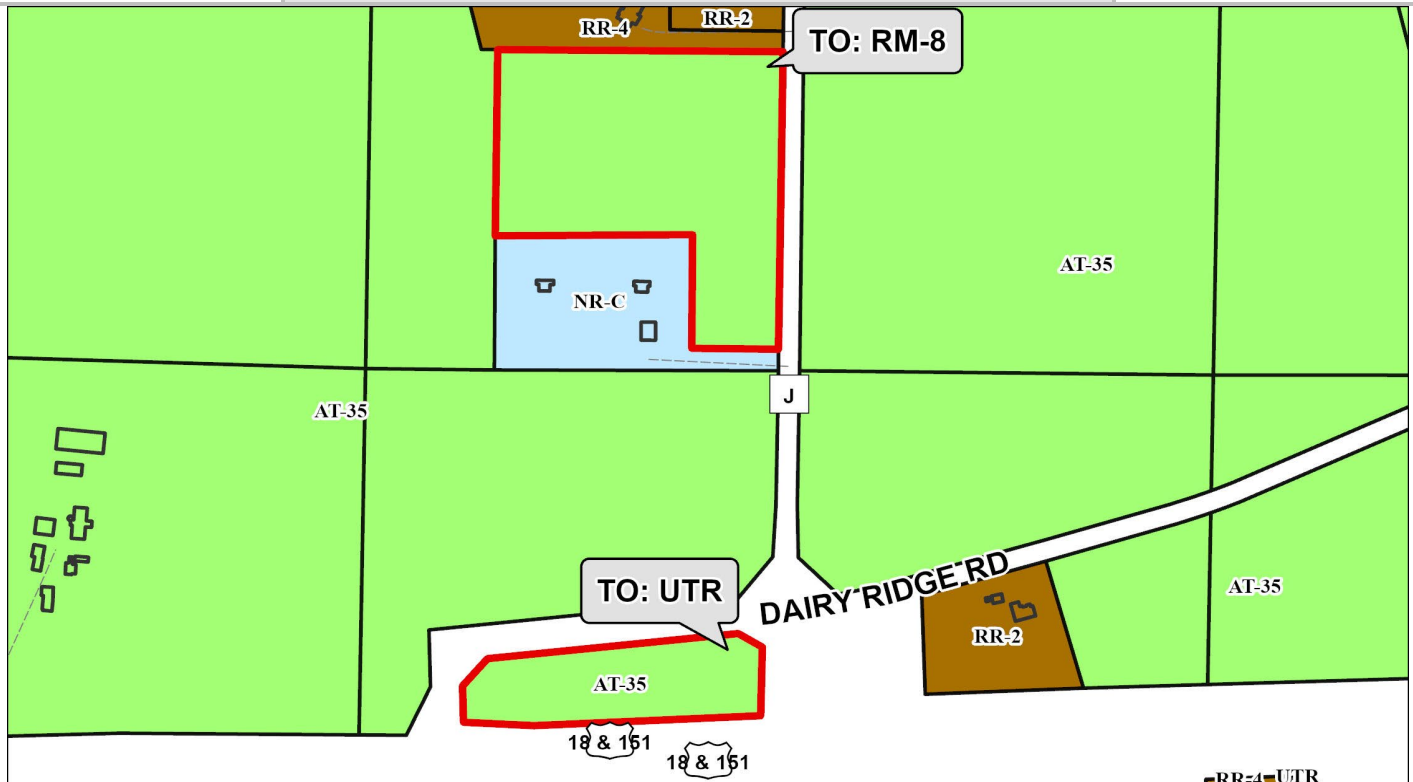


Staff Report  Zoning & Land Regulation Committee	Public Hearing: October 28, 2025		Petition 12201
	<u>Zoning Amendment Requested:</u> AT-35 Agriculture Transition District TO UTR Utility, Transportation and ROW District and RM-8 Rural Mixed-Use District		<u>Town, Section:</u> SPRINGDALE, Section 14
	<u>Size:</u> 4.79,14.25 Acres	<u>Survey Required:</u> Yes	<u>Applicant:</u> ROBERT & CAROLYN KELLY-DAVIS
	<u>Reason for the request:</u> change zoning to allow for the expansion of an existing quarry		<u>Address:</u> 8292 DAIRY RIDGE ROAD



DESCRIPTION: Applicant requests a rezoning of land to allow for the expansion of an existing limestone quarry. The quarry currently operates on the southerly portion of the AT-35 zoned land owned by the Kelly Davis Trust. This rezone petition was submitted to facilitate the redividing of the land with a 3-lot certified survey map (CSM). This petition would achieve the following (see also the map on next page):

- Reduce the size of an existing CSM lot, to a 14.5-acre lot with RM-8 zoning.
- Create a separate 4.8-acre lot with UTR zoning, for the parcel surrounded by Dairy Ridge Road, County Highway J and US Highway 18/151.
- Create a 70-acre CSM lot for the AT-35 land that is proposed as the new quarry boundary.

Along with this rezoning petition, the applicants have submitted a conditional use permit request ([CUP petition #2681](#)) to expand the existing quarry and extend the permit timeline for another 20 years. Current CUP #2152 expires on December 6, 2036.

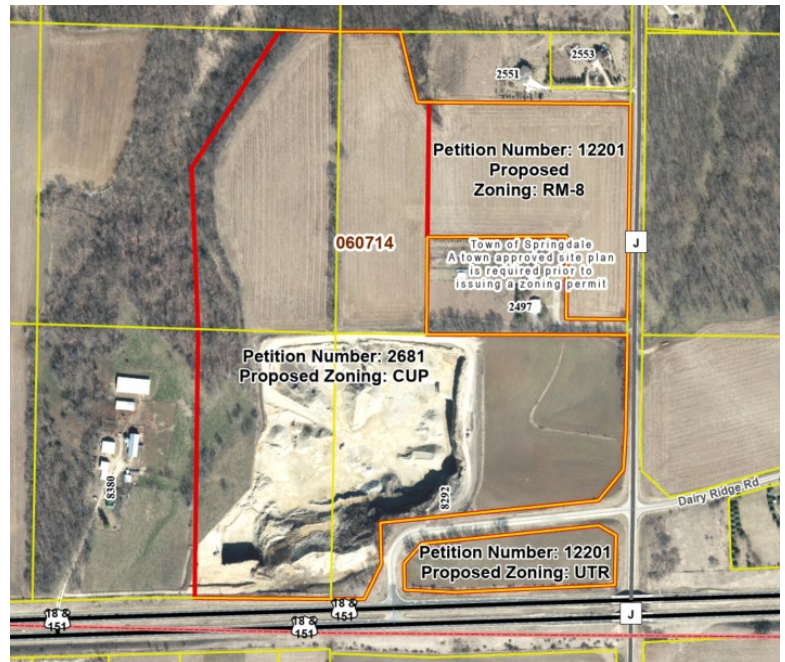
OBSERVATIONS: The proposed lots meet county ordinance requirements for the proposed zoning districts, including lot size and public road frontage.

Under Dane County's land division ordinance, any land division that creates or modifies a parcel of land less than 35 acres in size must be done via CSM or plat. The Town of Springdale's land division ordinance has a higher threshold for requiring a CSM.

HIGHWAY ACCESS: The quarry site will continue to use the existing access from Dairy Ridge Road. This access point has serviced the site for over thirty years with no known incidents. No change of use is proposed for the UTR lot.

An access permit is required from Dane County Highway Department prior to the development of the RM-8 lot. Please contact Kevin Eslick 608-283-1486 / eslick.kevin@danecounty.gov

COMPREHENSIVE PLAN: Rural residential land use is consistent with properties to the north and south and the Comprehensive Plan. Adequate splits are available to create the residential lot. If approved, deed restrict parcel 060714486600 for no further land divisions per town action to ensure rural residential land use. For questions about the town plan, contact Senior Planner Bridgit Van Belleghem at (608) 225-2043 or VanBelleghem.Bridgit@danecounty.gov.



RESOURCE PROTECTION: There are no sensitive environmental features on or near the proposed RM-8 and UTR lots.

On the proposed AT-35/quarry lot, the western portion may be subject to shoreland zoning due to an intermittent stream. Shoreland zoning regulations would require permitting and restoration for removal of vegetation within 35 feet of the stream, and for creating any impervious surfaces within 300 feet of it. Any dredge of the stream would require a Chapter 30 permit from WI DNR. It would be in the applicants' best interest to request a navigability determination for the portions of the stream within 300 feet of the AT-35 lot (CUP boundary).

TOWN ACTION: Town Board recommends approval subject to no further land division.

STAFF RECOMMENDATION: Staff notes that in order to redivide or reconfigure the RM-8 lot, the landowners would need to submit a new rezone petition in the future. However, the deed restriction is recommended as a result of land use plan policies. Pending any comments at the public hearing, Staff recommends approval with the following conditions:

1. A deed restriction shall be recorded on the RM-8 lot to prohibit further land division, in accordance with Town of Springdale policies.

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