



Dane County Planning & Development

Land Division Review

Date: September 26, 2023

To: Zoning & Land Regulation Committee

From: Daniel Everson, Land Division Review

Re: Mount Vernon Hills (preliminary plat)
Town of Springdale, Section 34
(7 lots, 17.63 acres)
Rezone Petition: 11962; AT-35 (Agricultural Transition) to SFR-1/SFR-2 (Single Family)

- Average residential lot size: 2.52 acres
- Review deadline: November 28, 2023

Staff recommends accepting the preliminary plat and schedule for future consideration (October 10, 2023).

Draft Conditions:

1. Rezone Petition #11962 is to become effective and all conditions are to be satisfied prior to the recording of the CSM. (ZLR approved the Petition on August 22, 2023)
 - *Recording of an approved plat*
 - *The rezone will not become effective until a final plat is approved and fully executed by the Town of Springdale.*
 - *The subdivision plat shall restrict access onto County Highway G subject to Dane County Highway requirements.*
 - *A deed restriction shall be recorded on the balance of the property remaining in AT-35 (tax parcels 060734490020, 060734485008, 060734380611, 060734380022, 60734328508, 060734326206, 060734310991, 060734295017, 060734283119, and 060734190611) stating the following:*
 - *Further residential/nonfarm development is prohibited on the remaining AT-35 zoned land. The housing density rights for the former Louis H. and Cynthia A. Heitke farm have been exhausted per the Town Comprehensive Plan density policies.*
2. All public land dedications are to be clearly designated “dedicated to the public.”
3. Comments from the Highway department are to be recognized:
 - *No comments as of September 1, 2023*

4. Comments from the Public Health department are to be recognized:
- *No comments or concerns – 9.06.23*

