



Dane County Planning & Development

Land Division Review

Date: October 10, 2023

To: Zoning & Land Regulation Committee

From: Daniel Everson, Land Division Review

Re: Mount Vernon Hills (PRELIMINARY PLAT)
Town of Springdale, Section 34

- *Rezone Petition: 11962; AT-35 (Ag Transition) to SFR-1/SFR-2 (Single Family)*
- *7 lots, 17.63 acres*
- *Average lot size: 2.52 acres*
- *No sensitive environmental features*
- *Review deadline: November 28, 2023*

Staff recommends the following conditions that will be applicable in approving the preliminary plat.

1. Rezone Petition #11962 is to become effective and all conditions are to be satisfied prior to the recording of the CSM. (County Board approved the Petition on September 7, 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, 060734328508, 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.”
 - *No public dedications shown.*
3. Comments from the Public Health department are to be recognized:
 - *No comments or concerns – 9.06.23*

4. Comments from the Highway department are to be recognized:
- *CTH G is a controlled access highway.*
 - *Preliminary Plat Lot 5, 6, and 7:*
 - *No access designated across the frontage of CTH G to Lot 6 and 7 is correct.*
 - *Access easement through Lot 5 and 7 for benefit of Lot 5, 6, and 7 appears correct.*
 - *Right of way appears to be correct.*
 - *Preliminary Plat Lot 1 - 4:*
 - *Not commenting on CSM's that are not adjacent to a County Trunk Highway.*
 - *Property Map RR-2 Spot Zone:*
 - *Access Permit 308C changed an existing agricultural access to a residential single family residence. This 1 access is to serve 1 single family residence and all surrounding agricultural lands.*
 - *All remaining frontage of CTH G is to be designated as "no access".*

