
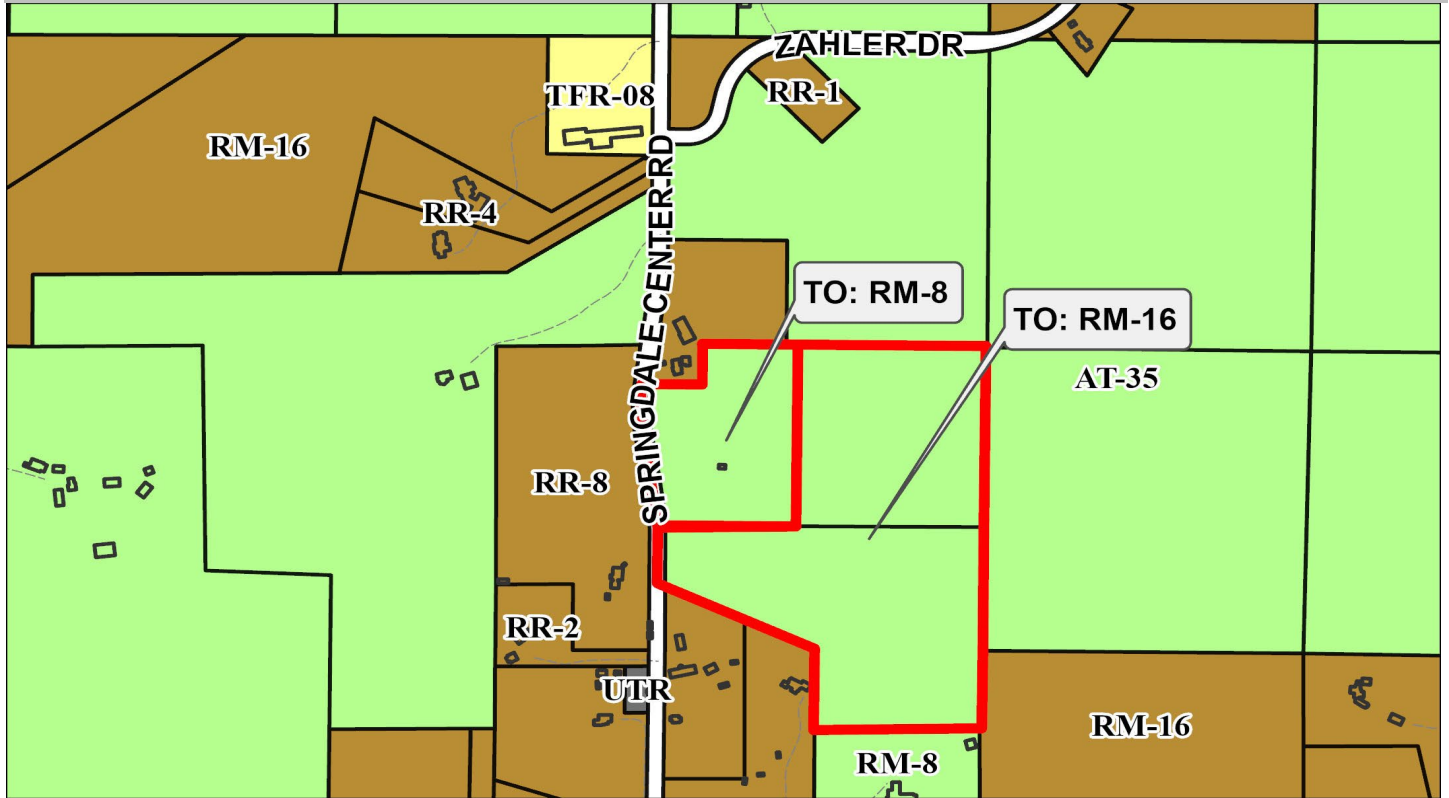


Staff Report  Zoning and Land Regulation Committee	Public Hearing: May 28, 2024	Petition 12034	
	<u>Zoning Amendment Requested:</u> AT-35 Agriculture Transition District TO RM-8 Rural Mixed-Use District and RM-16 Rural Mixed-Use District		
	<u>Size:</u> 9.54,32.68 Acres	<u>Survey Required:</u> Yes	<u>Town/Section:</u> SPRINGDALE, Section 27
	<u>Reason for the request:</u> creating two agricultural lots		<u>Applicant:</u> WILLIAM SUGDEN
		<u>Address:</u> 2066 SPRINGDALE CENTER ROAD	



DESCRIPTION: Applicant Bill Sugden proposes to reconfigure two existing agricultural lots and rezone to Rural Mixed Use based on the new lot sizes. Both of the existing lots are certified survey map (CSM) lots under 35 acres in size. The intended use of the lots is undeveloped prairie, woodlands and agricultural land; one of the lots would be sold.

OBSERVATIONS: The proposed lots conform to the requirements of the RM-8 and RM-16 zoning districts, including lot size and public road frontage.

The land uses allowed by AT-35 and RM zoning districts are generally similar. However, the RM zoning districts allow for new residential use, which is not the applicants' stated goal. Mineral extraction is allowed (with a conditional use permit) in both the current AT-35 and the proposed RM-16 zoning districts, but would not be allowed on the RM-8 lot. See comments below under Comprehensive Plan and Staff Recommendation sections.

Currently the lots each have access points on Springdale Center Road, and no change is proposed. The access points, and easement information (if any) should be shown on the new CSM.

COMPREHENSIVE PLAN: The property was part of two separate landholdings in 2003. The northern 23 acres (PIN 0607-272-9000-8, CSM 4223, Lot 1) was owned by W. Sugden in 2003. In 2003, parcel number 0607-273-8510-2 was part of a 39.29-acre farm owned by John Kellor. Under Density Option 2 of the [Town of Springdale / Dane County Comprehensive Plan](#), approval of Petition 12034 as submitted would **exhaust** the development potential of **both** the 2003 Sugden and Kellor farms. (For questions about the town plan, contact Senior Planner Brian Standing at (608) 267-4115 or standing@danecounty.gov)

RESOURCE PROTECTION: There are no sensitive environmental features on the subject property.

TOWN ACTION: On February 26, 2024 the town board recommended approval of the petition subject to no further division per the Town land use plan.

STAFF RECOMMENDATION: As noted above, no new development is proposed with this petition and a deed restriction would make the rezone consistent with the town land use plan. Pending any comments at the public hearing, Staff recommends approval of the rezone petition subject to the applicants recording the new CSM for the lots and the following conditions:

1. A deed restriction shall be recorded on both CSM lots stating the following:
 - a. Further land division is prohibited on the property.

Any questions about this petition or staff report please contact Rachel Holloway at (608) 266-9084 or holloway.rachel@danecounty.gov.