
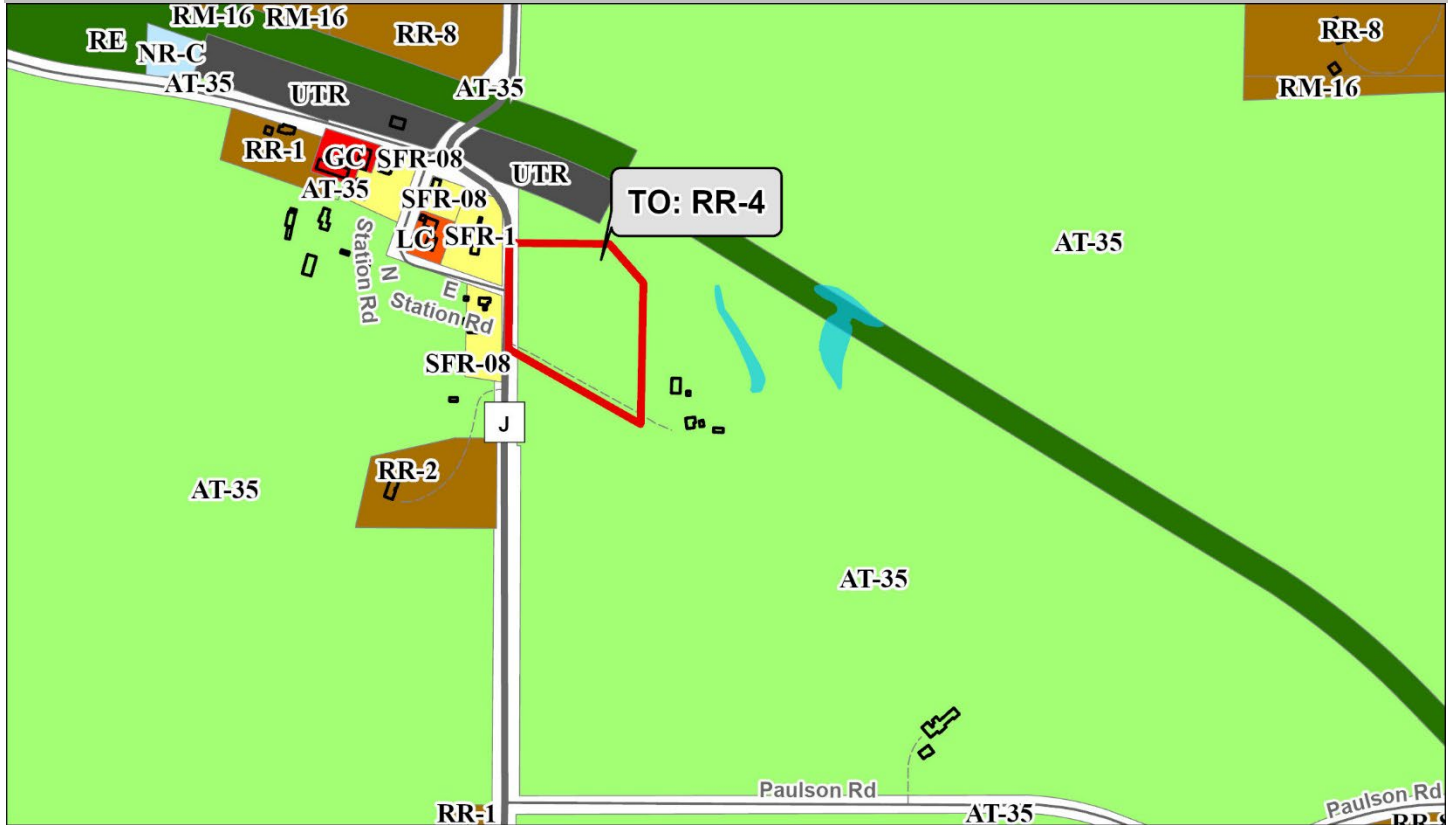


Staff Report  Zoning & Land Regulation Committee	<u>Public Hearing:</u> June 23, 2026	Petition 12291
	<u>Zoning Amendment Requested:</u> AT-35 Agriculture Transition District TO RR-4 Rural Residential District	<u>Town, Section:</u> SPRINGDALE, Section 1
	<u>Size:</u> 5.32 Acres	<u>Survey Required:</u> Yes
	<u>Reason for the request:</u> Creating one residential lot	<u>Applicant:</u> KENNETH E ZWEIFEL
		<u>Address:</u> NORTH OF 3038 COUNTY HIGHWAY J



DESCRIPTION: Ken Zweifel would like to create one 5.3-acre residential lot with RR-4 zoning. Located across from the unincorporated hamlet of Riley. The new home would share a driveway with the existing unoccupied home at 3038 CTH.

OBSERVATIONS: The proposed lot configuration meets county ordinance requirements, including lot size, public road frontage, building setbacks, and lot coverage by buildings.

The AT-35 property that the lot is being divided from contains an existing home and agricultural buildings that the owner reports being in poor condition. They would be located an adequate distance from the proposed lot line.

The property is within the City of Verona’s extraterritorial jurisdiction for the land division review.

HIGHWAY ACCESS: A highway access permit is needed from Dane County Highway. Applicant is advised to contact Kevin Eslick 608-283-1486. From Dane County Highway:

CTH J is not a controlled access highway. A Permit to Access is required from the Highway Department. This will serve 1 single-family residences and all surrounding agricultural lands. No new additional access will be permitted on CTH J due to reconfiguration of lots. Any future change of use, reconstruction, or modifications of the access requires a permit from the Highway Department. Estimate increase of traffic to be 10 trips per day due to rezone.

COMPREHENSIVE PLAN: This petition area is designated as woodland and residential and is subject to the land use policies related to that designation. This proposal is consistent with the goals, objectives of policies related to residential

development. Applicant has two density units under Concept Plan 1 at 1:25 acres. New lot will use one split. See included density study.

For questions about the town plan, contact Senior Planner Bridgit Van Belleghem at (608) 225-2043 or VanBelleghem.Bridgit@danecounty.gov.

RESOURCE PROTECTION: All but the western 80 feet of the proposed lot is within the secondary shoreland zone due to being within 1000' of a navigable pond. In addition, a small portion of mapped floodplain encroaches into the northeastern corner of the lot.

The applicant's property east of the lot contains DNR mapped wetlands and additional floodplain. No concerns with wetland or floodplain as there are ample upland areas on the lot for future home construction away from the sensitive environmental areas.

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

STAFF RECOMMENDATION: Staff recommends approval with the following conditions:

1. A deed restriction shall be recorded on the lot stating the following:
 - a. There shall be no further land divisions per the Town of Springdale land use plan policies.
2. Applicant to obtain a Highway Access Permit from Dane County Highway.

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