
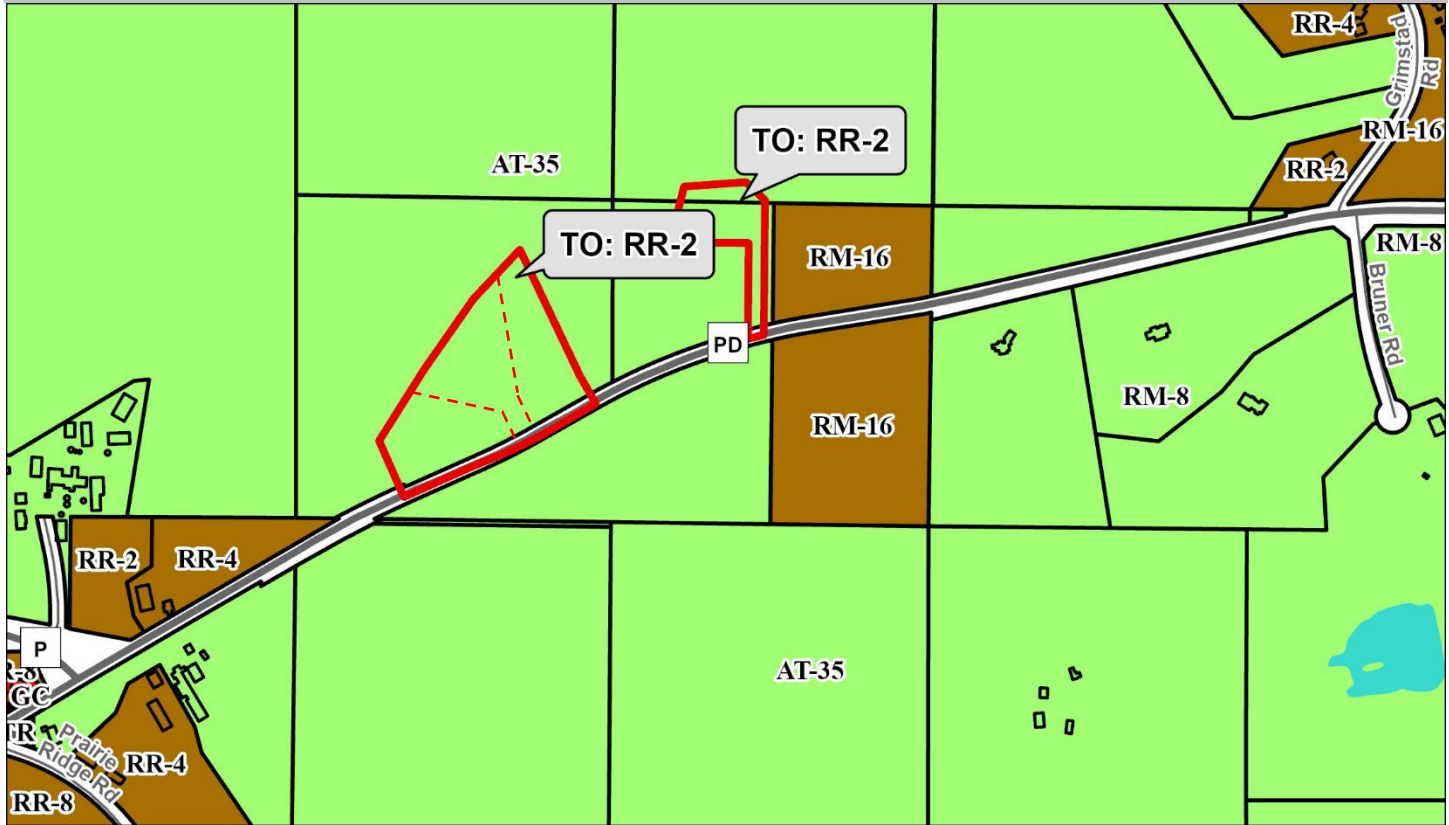


<b>Staff Report</b>  <b>Zoning &amp; Land Regulation Committee</b>	<u>Public Hearing:</u> <b>June 23, 2026</b>	<b>Petition 12290</b>	
	<u>Zoning Amendment Requested:</u> <b>AT-35 Agriculture Transition District TO RR-2 Rural Residential District</b>		
	<u>Size:</u> <b>12.28 Acres</b>	<u>Survey Required:</u> <b>Yes</b>	<u>Town, Section:</u> <b>SPRINGDALE, Section 10</b>
	<u>Reason for the request:</u> <b>CREATING FOUR RESIDENTIAL LOTS</b>		<u>Applicant:</u> <b>MACKLER QTIP TR &amp; ANDREW J MACKLER LIVING TR</b>
		<u>Address:</u> <b>EAST OF 8736 COUNTY HIGHWAY PD</b>	



**DESCRIPTION:** Applicant proposes to create four (4) residential lots with RR-2 zoning. A new 4-lot certified survey map (CSM) would be recorded, with one lot 2.58 acres and three lots 3.25 acres in size.

**OBSERVATIONS:** The proposed lot configuration meets county ordinance requirements, including lot size, public road frontage, building setbacks, and lot coverage by buildings. The proposed easternmost lot would be located so as to leave a 66-foot wide gap between the lot and the existing RM-16 lot to the east. It appears this is intended to leave room for potential future access point.

**HIGHWAY ACCESS:** County Highway PD is a controlled-access highway. An access permit for the residential lots will need to be obtained from Dane County Highway prior to approval of the rezone. Applicant is advised to contact Kevin Eslick 608-283-1486. From Dane County Highway:

CTH PD is a controlled access highway.

Exhibit B Access: Access Permit # 1040 (not issued yet) for is for a Residential Single-Family Access. This serves 1 single-family residences and all surrounding agricultural lands.

Exhibit A Access: A new Permit to Access is required from the Highway Department. This will serve 3 single-family residences and all surrounding agricultural lands.

No new additional access will be permitted on CTH PD 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 40 trips per day due to rezone.

NOTE: Preliminary CSM comments not fully included in this review. If similar to the petition Exhibit pages, comments will include dedicating 40' of Right of Way for highway use, showing "no access" areas, and showing existing access locations.

**COMPREHENSIVE PLAN:** This petition is in the town's Agricultural Transition planning area and is subject to the land use policies related to that designation. This proposal is consistent with the goals, objectives, and policies related to residential development. Farm has a concept plan on file with the Town using Option 1. If the four homesites are approved, six (6), though only five (5) usable, density units will remain. Only five (5) are useable because Dane County Highway limited access to three points where frontage and access is available. The town plan states that a property owner must have legal access without any exceptions to be able to exercise the density unit. An access point must stay with farm. Future access points will be applied to future development of the remaining density units. The Town has requested Deed Restrictions for no further divisions or development for the parcels/lots created as a result of the petition. For questions about the town plan, contact Senior Planner Bridgit Van Belleghem at (608) 225-2043 or [VanBelleghem.Bridgit@danecounty.gov](mailto:VanBelleghem.Bridgit@danecounty.gov).

**RESOURCE PROTECTION:** Shoreland zoning will affect the westerly three lots (covering just the rear 90-160 feet, depending on the lot). Any development within the shoreland zone will require a shoreland zoning permit and be regulated for impervious surfaces. Given the size of the lots, compliance with shoreland standards should not present any issues.

**TOWN ACTION:** Town Board recommends approval subject to a deed restriction to prohibit further land divisions per the town land use plan.

**STAFF RECOMMENDATION:** Pending any comments at the public hearing, Staff would recommend approval with the following conditions:

1. A deed restriction shall be recorded on the CSM lots that states the following:
  - a. Additional land division is prohibited per Town of Springdale land use policies.
2. Applicant to obtain both Highway Access Permits from Dane County Highway.

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