

Staff Report
**Zoning & Land
Regulation
Committee**

Public Hearing: **May 26, 2026**

Zoning Amendment Requested:

HAM-R Hamlet Residential District TO NR-C Natural Resource Conservation District

Size: **0.98 Acres**

Survey Required: **Yes**

Reason for the request:

Dividing a portion of the property for parkland purposes.

Petition 12277

Town, Section:

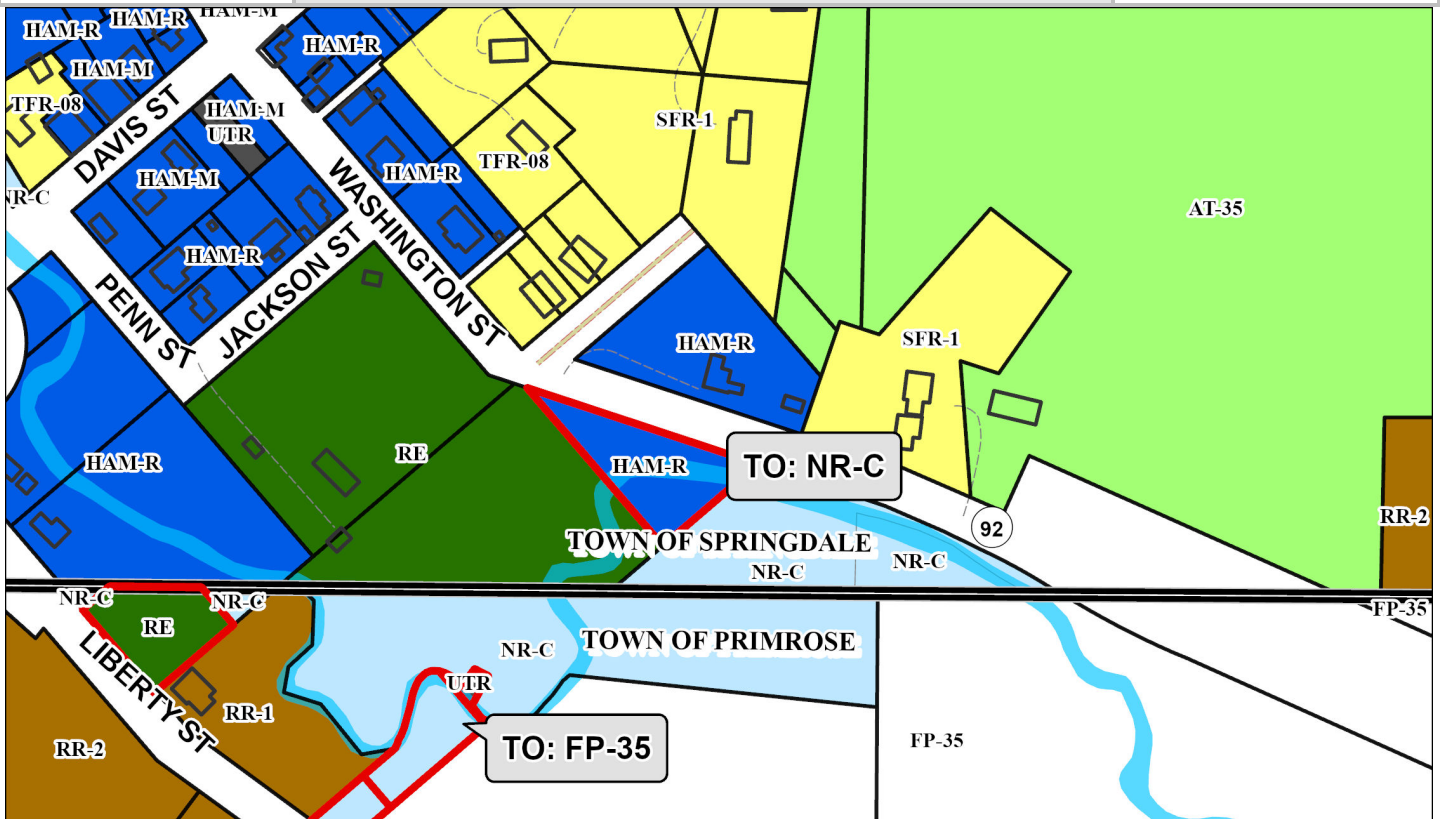
SPRINGDALE, Section 34

Applicant:

**DAHLK REV TR, DOUGLAS
B & GAIL J**

Address:

1644 STATE HWY 92



DESCRIPTION: Applicants would like to rezone an acre of land in order to dedicate it to the Town of Springdale and DNR for use as parkland and natural resource conservation area. After submitting the application to request NR-C zoning, they requested to change the target zoning to RE Recreational to match the zoning on the adjacent park property. The goals and intent of the petition have not changed.

OBSERVATIONS: The subject parcel would be joined with existing RE-zoned lands as the Mt. Vernon Town Park. A two-lot certified survey map (CSM) would be recorded for this park land and the existing HAM-R lot across Highway 92, which is part of the same tax parcel owned by the applicants.

The subject property contains mapped wetland and floodplain, and thus any development of the site would be subject to Shoreland-Wetland and Floodplain overlay zoning restrictions. The overlay zoning districts will ultimately be more controlling than the NR-C or RE districts.

COMPREHENSIVE PLAN: This petition is in the town hamlet Mount Vernon area and is subject to the land use policies pertaining to that designation. This proposal is consistent with the goals, objectives of policies related to park and natural resource protection. The property is being downzoned from HAM-R to more accurately reflect the current and intended use of the property. For questions about the town plan, contact Senior Planner Bridgit Van Belleghem at (608) 225-2043 or VanBelleghem.Bridgit@danecounty.gov.

RESOURCE PROTECTION: No new development is proposed. The proposal advances natural resource protection goals.

TOWN ACTION: Town recommends approval with no conditions.

STAFF RECOMMENDATION: Staff recommends approval with the following conditions:

1. All platted road right-of-way within the boundary of the certified survey map lot(s) shall be fully discontinued by the Town prior to the recording of the certified survey map.

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