
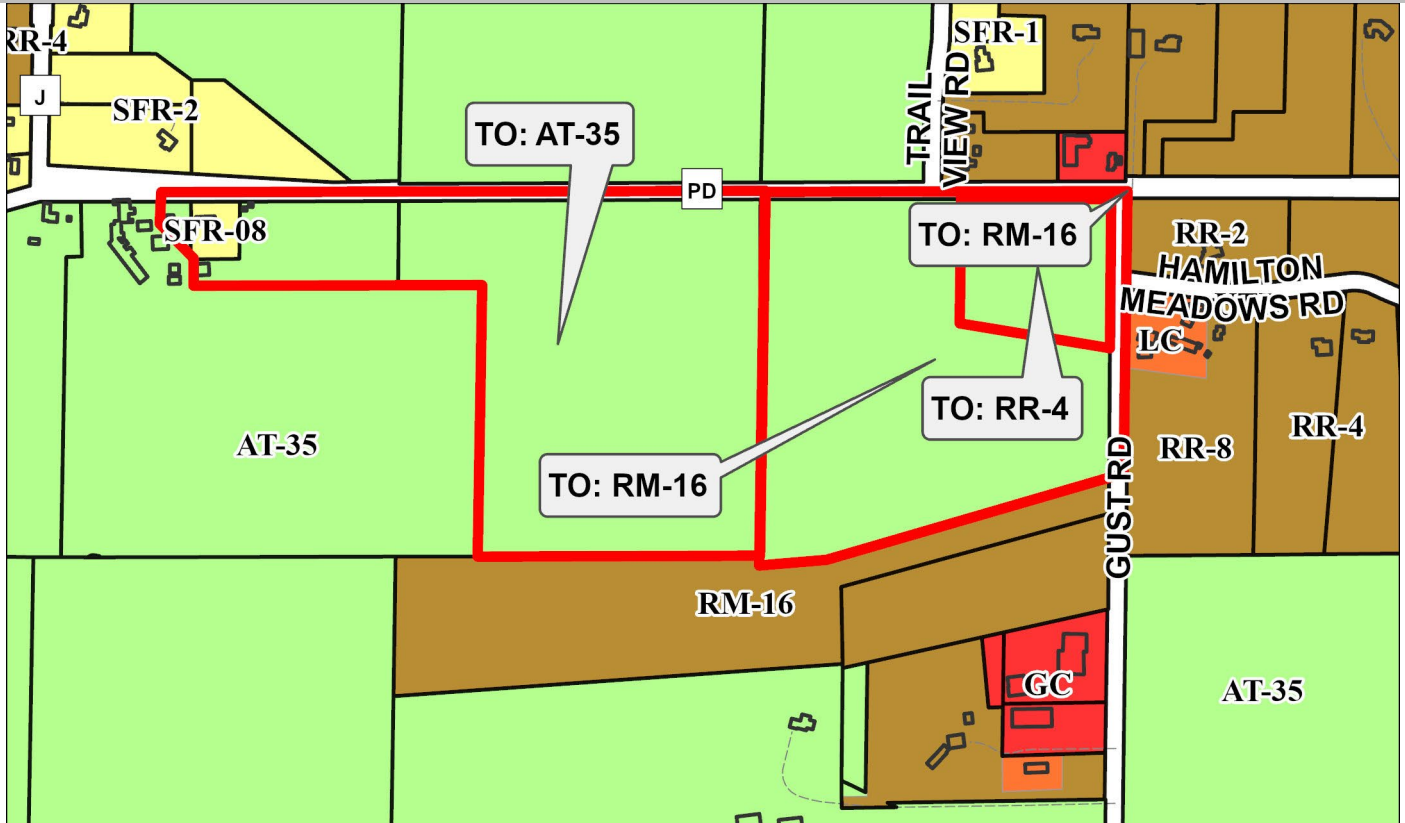


Staff Report  Zoning and Land Regulation Committee	Public Hearing: May 28, 2024	Petition 12047	
	Zoning Amendment Requested: AT-35 Agriculture Transition District TO RR-4 Rural Residential District, AT-35 Agriculture Transition District TO RM-16 Rural Mixed-Use District	Town/Section: SPRINGDALE, Section 12	
	Size: 7.29,28.7 Acres	Survey Required. No	Applicant RUSSELL R DOCKEN
	Reason for the request: ZONING TO ENABLE SINGLE-FAMILY RESIDENTIAL USE		Address: NORTH OF 2737 GUST RD



DESCRIPTION: The Dockens propose a rezoning to to correct a zoning map discrepancy on an existing 6.3-acre lot and enable the construction of a home. The 6.3-acre lot at the corner was created legally by certified survey map (CSM) #5153 in 1987. The remaining lands would remain in agricultural use, but the parcel is under 35 acres in size and thus needs to be rezoned out of AT-35; RM-16 zoning is proposed.

OBSERVATIONS: The parcels will conform to the requirements of the applicable zoning districts.

The property abuts County Highway PD on the north and a town road (Gust Road) on the east. Access is restricted along CTH PD, so future access for the lot will need to be from Gust Road.

The property is subject to the City of Verona’s extraterritorial jurisdiction for land division reviews.

COMPREHENSIVE PLAN: The default Density Option 1 under the *Town of Springdale / Dane County Comprehensive Plan*, limits residential development to one lot per 25 acres, plus a homesite for the owner of the remainder of the property. Higher density options are available if development meets specified design criteria. If Petition 12047 is approved as submitted, there will be at least one potential land division remaining on the RM-16 portion of the property. (For questions about the town plan, contact Senior Planner Brian Standing at (608) 267-4115 or standing@countyofdane.com)

RESOURCE PROTECTION: The southern portion of the property may be subject to shoreland zoning due to proximity to an intermittent stream located south of the lot. DNR-mapped wetlands are present just south of the lot; if development is proposed within 75 feet of the wetlands or hydric soils a wetland delineation would be required.

Mapped Floodplain (Zone A) is present on the south edge of the lot, and on lands to the south. There is no base flood elevation established; most of the property is outside the floodplain and several feet higher in elevation.

TOWN ACTION: On June 26, 2023 the Town Board recommended approval of the rezone subject to no further division of the RR-4 lot per the Town Land Use plan.

STAFF RECOMMENDATION: Staff recommends approval of the rezone with one condition:

1. A deed restriction shall be recorded on tax parcel 0607-124-8510-2 (Lot 1 CSM #5153) stating the following:

Further land division is prohibited, per the Town Comprehensive Plan density policies.

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