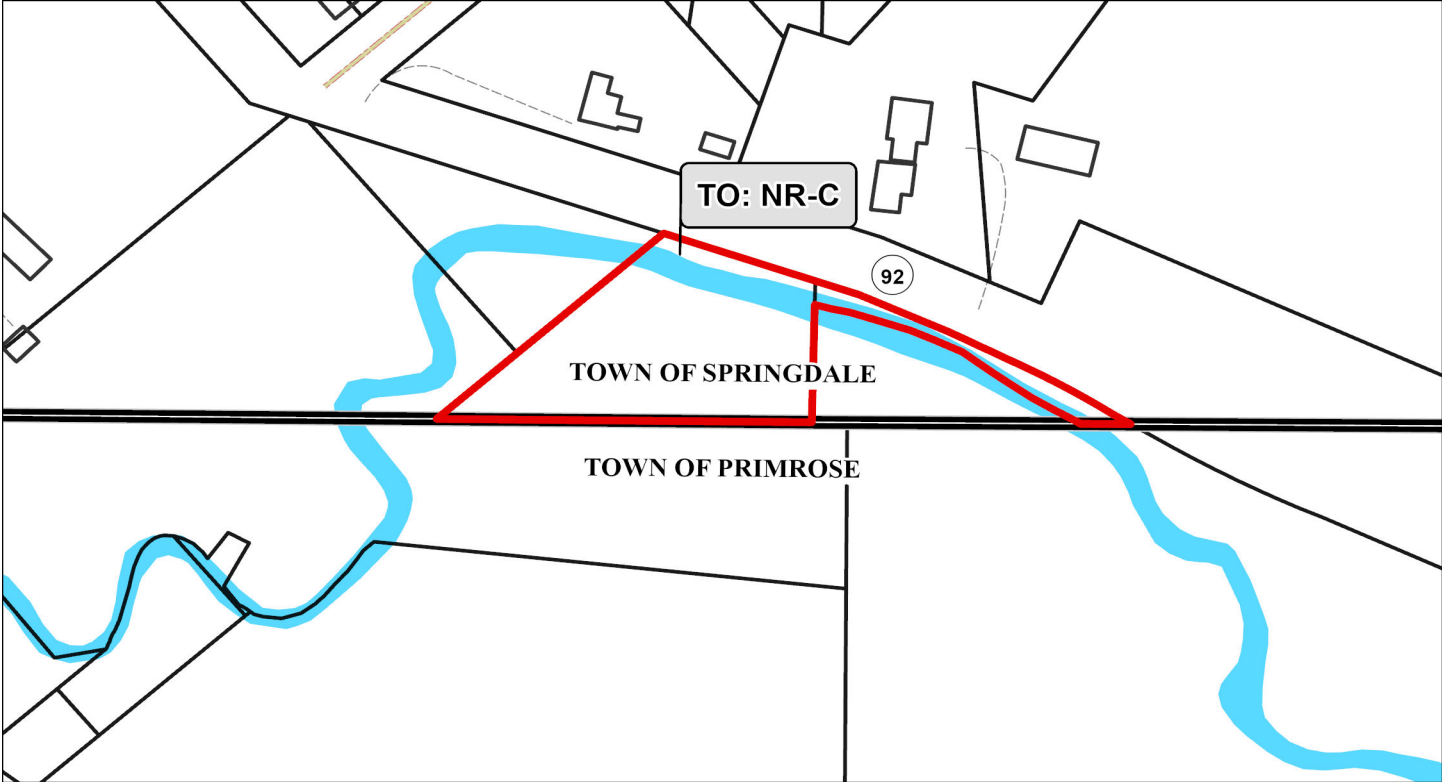


Staff Report  Zoning & Land Regulation Committee	<u>Public Hearing:</u> November 25, 2025		Petition 12220
	<u>Zoning Amendment Requested:</u> AT-35 Agriculture Transition District TO NR-C Natural Resource Conservation District		<u>Town, Section:</u> SPRINGDALE, Section 34
	<u>Size:</u> 1.5 Acres	<u>Survey Required:</u> Yes	<u>Applicant:</u> MOUNT VERNON HILLS II LLC
	<u>Reason for the request:</u> ZONING FOR CONSERVANCY USE TO ENABLE LAND SALE		<u>Address:</u> SOUTH OF 1638 STATE HIGHWAY 92



DESCRIPTION: Applicants request to rezone 1.5 acres of land from AT-35 to NR-C, in order to facilitate the sale of the land to the Wisconsin DNR. Following completion of the rezoning and sale, a one-lot certified survey map (CSM) is proposed to consolidate the existing parcels into a single lot with NR-C zoning. The lands located north of STH 92 would remain unchanged.

OBSERVATIONS: The proposal meets county ordinance requirements for the NR-C zoning district.

COMPREHENSIVE PLAN: This petition is consistent with the Comprehensive Plan. No land divisions or building proposed. This change more accurately reflects the actual land use. For questions about the town plan, contact Senior Planner Bridgit Van Belleghem at (608) 225-2043 or VanBelleghem.Bridgit@danecounty.gov.

RESOURCE PROTECTION: The entire property contains DNR-mapped wetlands. No development is proposed, and the proposal would place the lands in public ownership for resource protection. Staff has no concerns.

TOWN ACTION: Town Board recommends approval subject to no further division per the Town Land Use Plan.

STAFF RECOMMENDATION: Pending any comments at the public hearing, staff recommends approval subject to the CSM being recorded, and the following conditions:

1. A deed restriction shall be recorded on the lot to prohibit further land division per the Town of Springdale Land Use Plan policies.

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