
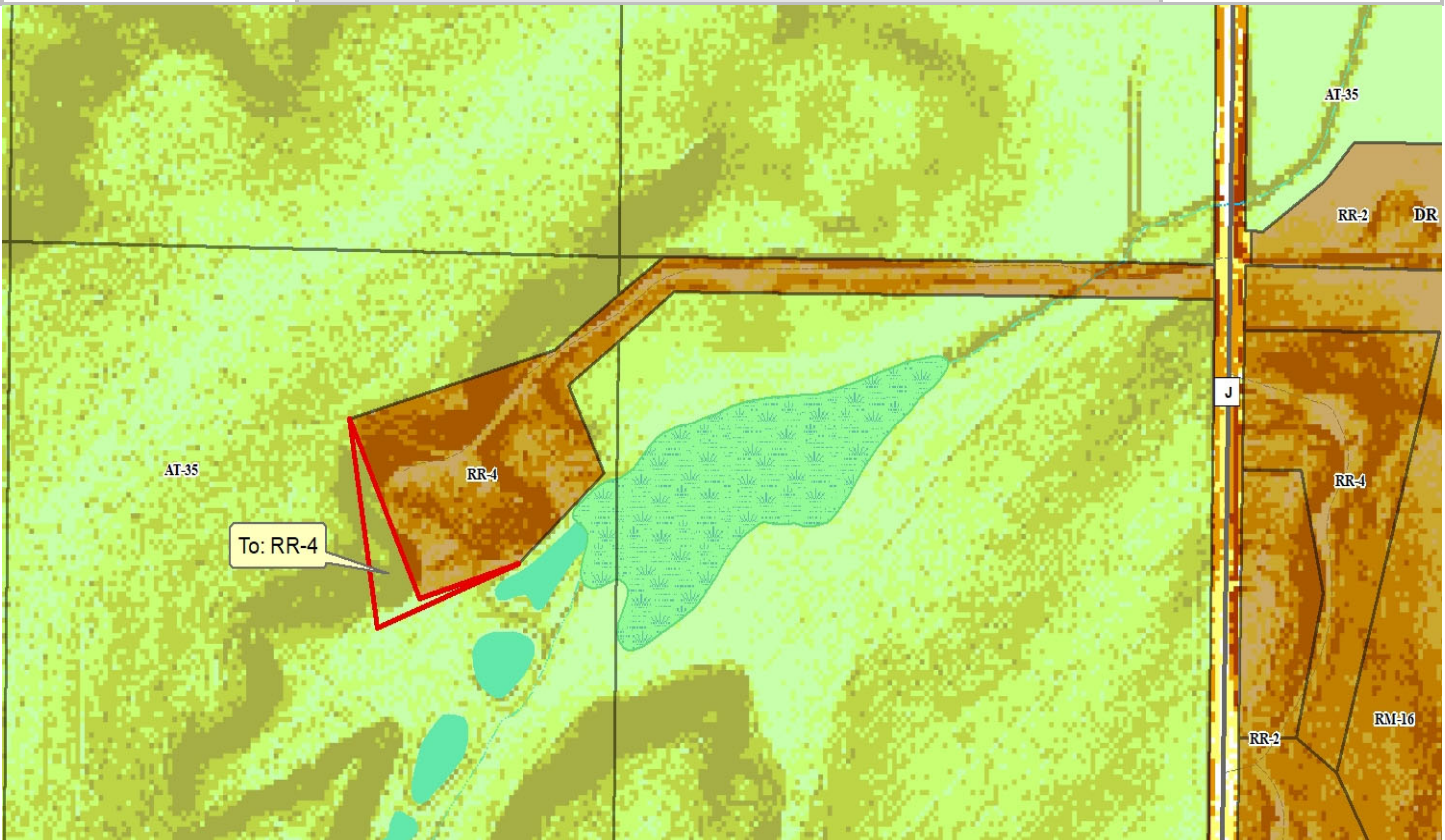


Staff Report  Zoning and Land Regulation Committee	<i>Public Hearing:</i> December 13, 2022		Petition 11910
	<i>Zoning Amendment Requested:</i> AT-35 Agriculture Transition District TO RR-4 Rural Residential District		<i>Town/Section:</i> SPRINGDALE, Section 14
	<i>Size:</i> 0.16 Acres	<i>Survey Required.</i> Yes	
	<i>Reason for the request:</i> Expanding residential lot boundary		<i>Applicant</i> CEDAR CREEK VALLEY LLC (JULIETTE SCHICK)
			<i>Address:</i> 2631 COUNTY HIGHWAY J



DESCRIPTION: Applicants Juliette and Karl Schick wish to rezone a 0.58-acre portion of their property from AT-35 to RR-4 in order to install a solar array to serve their residential home. They would add the rezoned land to their existing lot.

OBSERVATIONS: The property contains steep slopes; the expansion area is located on the face of a slope as this is an optimal location for the solar array. A very small portion of the proposed expansion area is within the shoreland zone; it appears that the impervious surface ratio within the shoreland zone will remain under 15% which is acceptable for shoreland zoning development.

The proposed lot line was modified from the original petition in order to be more squared off and simplify the boundary.

TOWN PLAN: No homesites will be created as part of the rezoning petition. The proposal appears to be consistent with the Town Comprehensive Plan policies.

RESOURCE PROTECTION: Resource protection areas are mapped on site which reflect the 300-foot buffer from an intermittent stream and a 75-foot setback from wetlands per Dane County shoreland & wetland zoning. No concerns with regard to these setbacks and the proposed expansion.

TOWN ACTION: The petition was not acted upon at the Town's November 28th meeting. On January 23, 2023, the Town Board recommended approval with no special conditions.

STAFF RECOMMENDATION (updated 2/9/23): On December 13, 2022, the ZLR Committee postponed action on the petition due to the lack of town action per the ZLR Committee's adopted rules and procedures. As noted above, this has occurred. Staff recommends approval of this petition subject to the applicant recording the CSM with the Register of Deeds.

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