
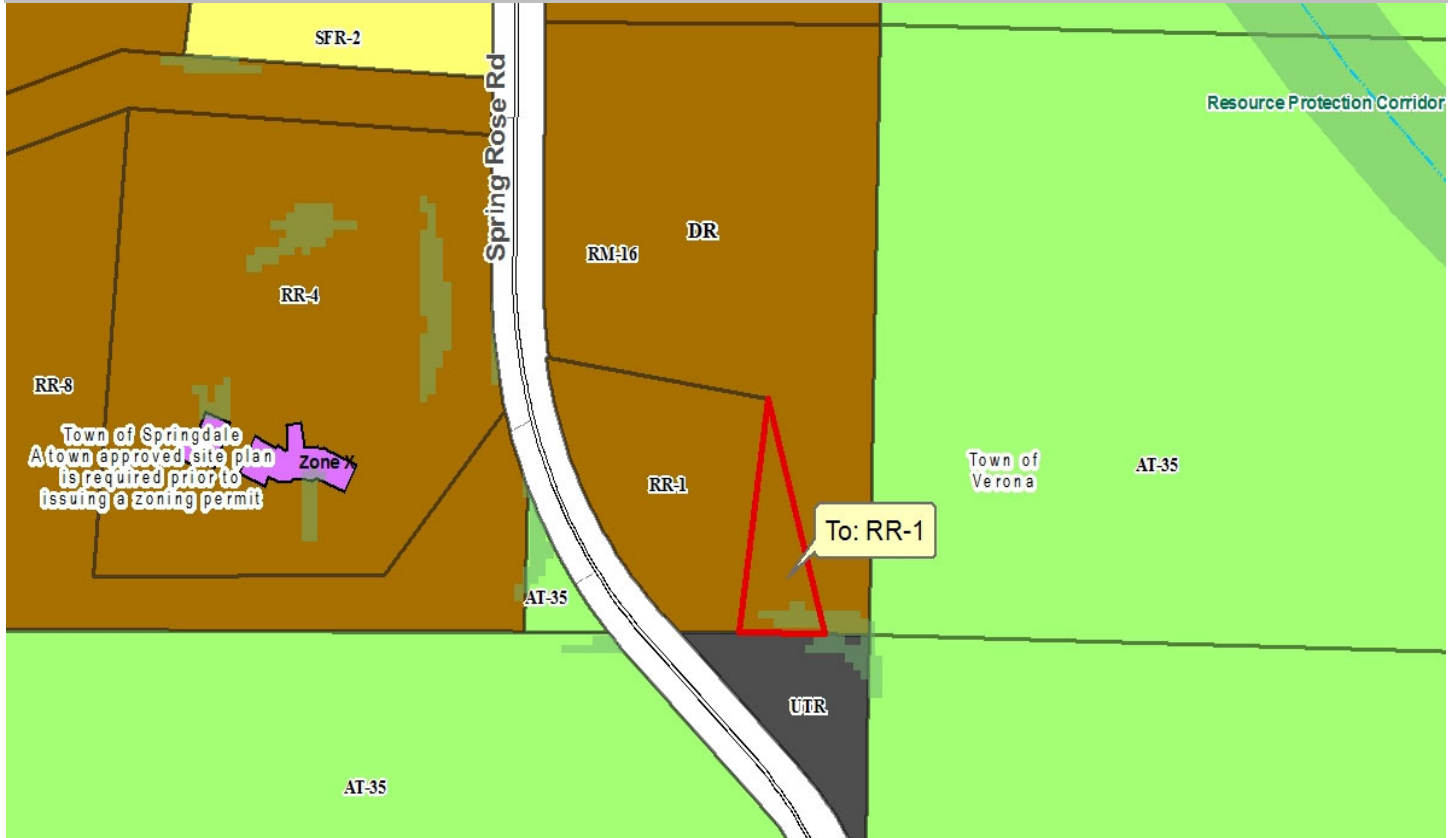


<b>Staff Report</b>    <b>Zoning and Land Regulation Committee</b>	<i>Public Hearing:</i> <b>April 25, 2023</b>		<b>Petition 11934</b>
	<i>Zoning Amendment Requested:</i> <b>RM-16 Rural Mixed-Use District TO RR-1 Rural Residential District</b>		<i>Town/Section:</i> <b>SPRINGDALE, Section 25</b>
	<i>Size:</i> <b>0.33 Acres</b>	<i>Survey Required:</i> <b>Yes</b>	<i>Applicant:</i> <b>R &amp; J ACRES LLC</b>
	<i>Reason for the request:</i> <b>Expand size of residential lot</b>		<i>Address:</i> <b>EAST OF 1985 SPRING ROSE RD</b>



**DESCRIPTION:** Applicant R&J Acres LLC proposes to rezone 0.33 acres of agricultural land from RM-16 to RR-1, to enable the sale of the land to Jeff Annen to expand his residential RR-1 lot which is currently Lot 1 of CSM 16020. The resulting lot would be a 1.7 acre lot with RR-1 zoning.

**OBSERVATIONS:** The proposed lot conforms to the dimensional and road frontage requirements of County Ordinances.

**TOWN PLAN:** No new building site will be created and new lots conform to town/county plan design standards. (For questions about the town plan, contact Senior Planner Brian Standing at [standing@countyofdane.com](mailto:standing@countyofdane.com))

**RESOURCE PROTECTION:** There are no mapped resource protection corridors within 300 feet of the proposed RR-1 lot.

**TOWN ACTION:** On February 27<sup>th</sup>, the town board recommended approval of the rezone with no conditions.

**STAFF RECOMMENDATION:** The development rights on the surrounding farm were exhausted last year when the Annen lot was created. Since no additional lots or housing units are proposed, no additional restrictions are needed. Pending any comments at the public hearing, Staff recommends approval of the rezone with no conditions other than recording the new CSM. Any questions about this petition or staff report please contact Rachel Holloway at (608) 266-9084 or [holloway.rachel@countyofdane.com](mailto:holloway.rachel@countyofdane.com).