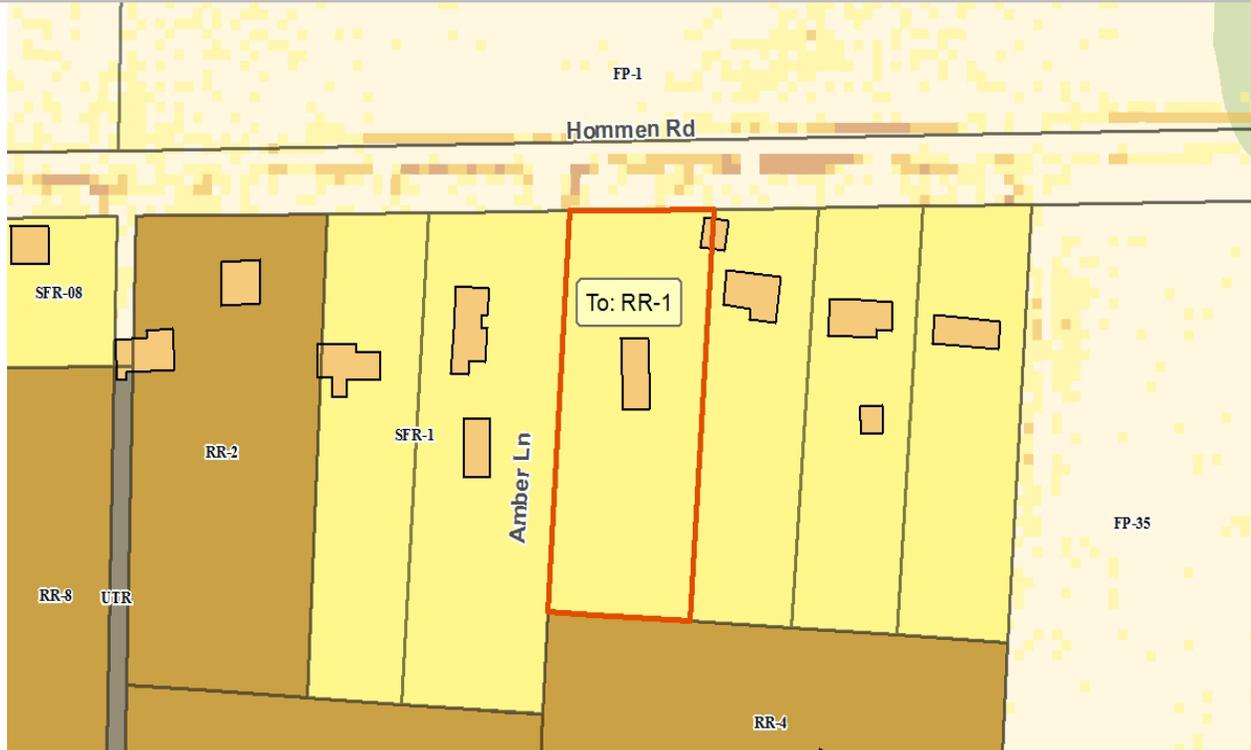


<b>Staff Report</b>    <b>Zoning and Land Regulation Committee</b>	<b>Public Hearing: December 28, 2021</b>	<b>Petition 11771</b>
	<b>Zoning Amendment Requested:</b> <b>SFR-1 Single Family Residential District TO RR-1 Rural Residential District</b>	<b>Town/Section:</b> <b>DEERFIELD, Section 19</b>
	<b>Size: 1.08 Acres</b>	<b>Survey Required. No</b>
	<b>Reason for the request:</b> <b>Changing zoning district to allow for a larger accessory building to be constructed</b>	
		<b>Address:</b> <b>3900 AMBER LANE</b>



**DESCRIPTION:** Applicant requests RR-1 zoning to allow construction of a roughly 2000 sqft detached garage, which is larger than what is allowed under the current SFR-1 zoning. The SFR-1 zoning district limits the square footage of accessory buildings to no more than 100% of the square footage of the residence (residence is roughly 1,940 sqft in size). The RR-1 district by contrast does not limit accessory buildings based on the size of the residence and has a 30% lot coverage limitation which provides a more generous allowance for structural development.

**OBSERVATIONS:** Existing uses of the subject property and surrounding properties is rural residential. No sensitive environmental features observed. New structural development will need to comply with the requirements of the [RR-1 zoning district](#).

**TOWN PLAN:** The property is located in the town’s agricultural preservation area.

**RESOURCE PROTECTION:** No resource protection areas located on the property.

**STAFF:** The proposed rezoning to RR-1 to allow a ~2,000sqft accessory building appears reasonably consistent with town plan policies.

Pending any concerns raised at the ZLR public hearing, staff recommends approval of the petition with no conditions. Any questions about this petition or staff report, please contact Majid Allan at (608) 267-2536 or [allan@countyofdane.com](mailto:allan@countyofdane.com)

**TOWN:** Approved with no conditions.