
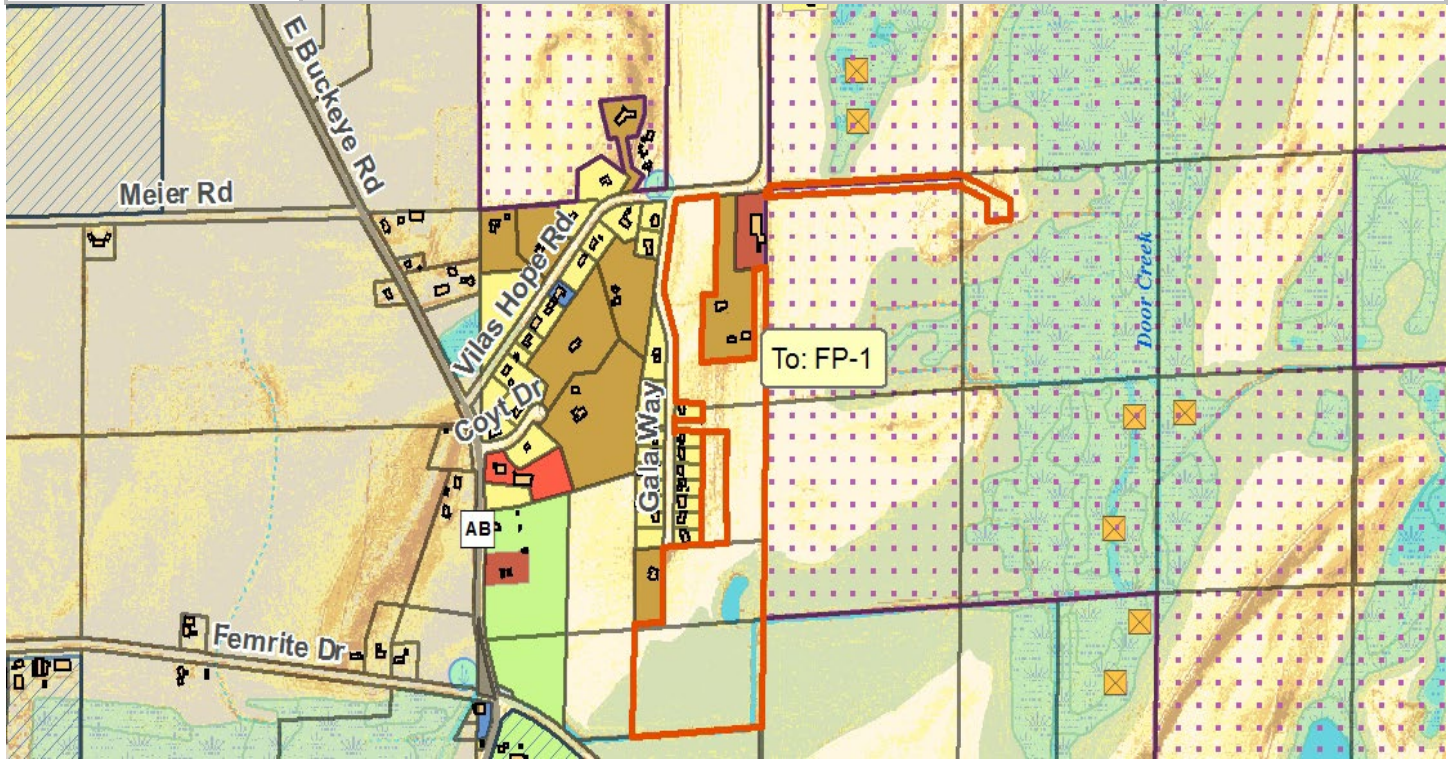


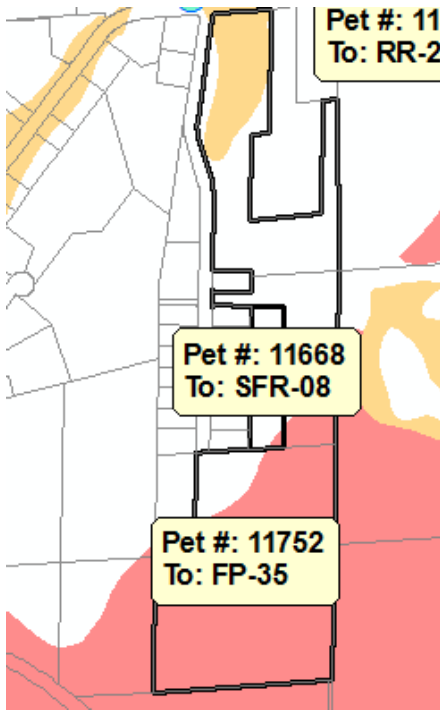
<p><b>Staff Report</b> Pam Andros</p>  <p><b>Zoning and Land Regulation Committee</b></p>	<u>Public Hearing:</u> <b>October 26, 2021</b>		<b>Petition 11752</b>
	<u>Zoning Amendment Requested:</u> <b>FP-35 Farmland Preservation District TO FP-1 Farmland Preservation District</b>		<u>Town/Section:</u> <b>COTTAGE GROVE, Section 19</b>
	<u>Size:</u> <b>37.93 Acres</b>	<u>Survey Required:</u> <b>Yes</b>	<u>Applicant:</u> <b>GALAROWICZ REV LIVING TR, HELEN J</b>
	<u>Reason for the request:</u> <b>Creating two agricultural lots</b>		<u>Address:</u> <b>EAST OF 3779 GALA WAY</b>



**DESCRIPTION:** The applicant (the Helen Galarowicz Trust) has been selling various portions of the land over time. With petition 11752, the land is being subdivided into 2 farmland preservation (FP-1) lots (proposed lots 1 & 3). The owner of the home at 3779 Gala Way, (zoned RR-2), wishes to own additional land to keep in open space (proposed lot 2). In a previous petition, land was rezoned and divided in order to sell land to neighbors who wanted to expand their existing residential lots located along Gala Way.

**TOWN PLAN:** The subject property is in the *Agricultural Preservation* future land use area of the town of Cottage Grove Comprehensive Plan. Because the land is being rezoned to a farmland preservation zoning district (FP-1), this proposal is consistent with the comprehensive plan.

**RESOURCE PROTECTION:** Hydric soils exist on a significant amount of the southern portion of the property (see below).



**TOWN:** The town approved with conditions (see Town Action Report).

**STAFF:** The proposal appears reasonably consistent with town plan policies. The town approval requires that a “notice” document be recorded on the property indicating that no RDUs (“splits”) remain available. The town action also notes that, “Town Policy would allow them to be a TDR receiving area on a 1:1 basis.”

Note that any future TDR proposal would require a zoning change and determination of compliance with town policies and the county TDR ordinance.

Staff recommends approval of the petition with the town conditions as shown below:

1. A notice document shall be recorded on the proposed FP-1 lots (lots 2 and 3 of the Certified Survey Map) indicating that no RDUs (“splits”) are available. Town policy would allow them to be a Transfer of Development Rights (TDR) receiving area on a 1:1 basis.

Any questions about this petition or staff report please contact Pamela Andros at (608) 261-9780 or [andros@countyofdane.com](mailto:andros@countyofdane.com)