

**Staff Report**



**Zoning and  
Land Regulation  
Committee**

Public Hearing: **October 26, 2021**

Zoning Amendment Requested:

**RR-4 Rural Residential District TO RR-1 Rural Residential District, RM-8 Rural Mixed-Use District TO RR-1 Rural Residential District, RM-8 Rural Mixed-Use District TO RR-2 Rural Residential District, RR-4 Rural Residential District TO FP-1 Farmland Preser**

Size: **1.3,0.5,2.0,3.65,6.8 Acres**

Survey Required: **Yes**

Reason for the request:

**Creating two residential lots and one agricultural lot**

**Petition 11761**

Town/Section:

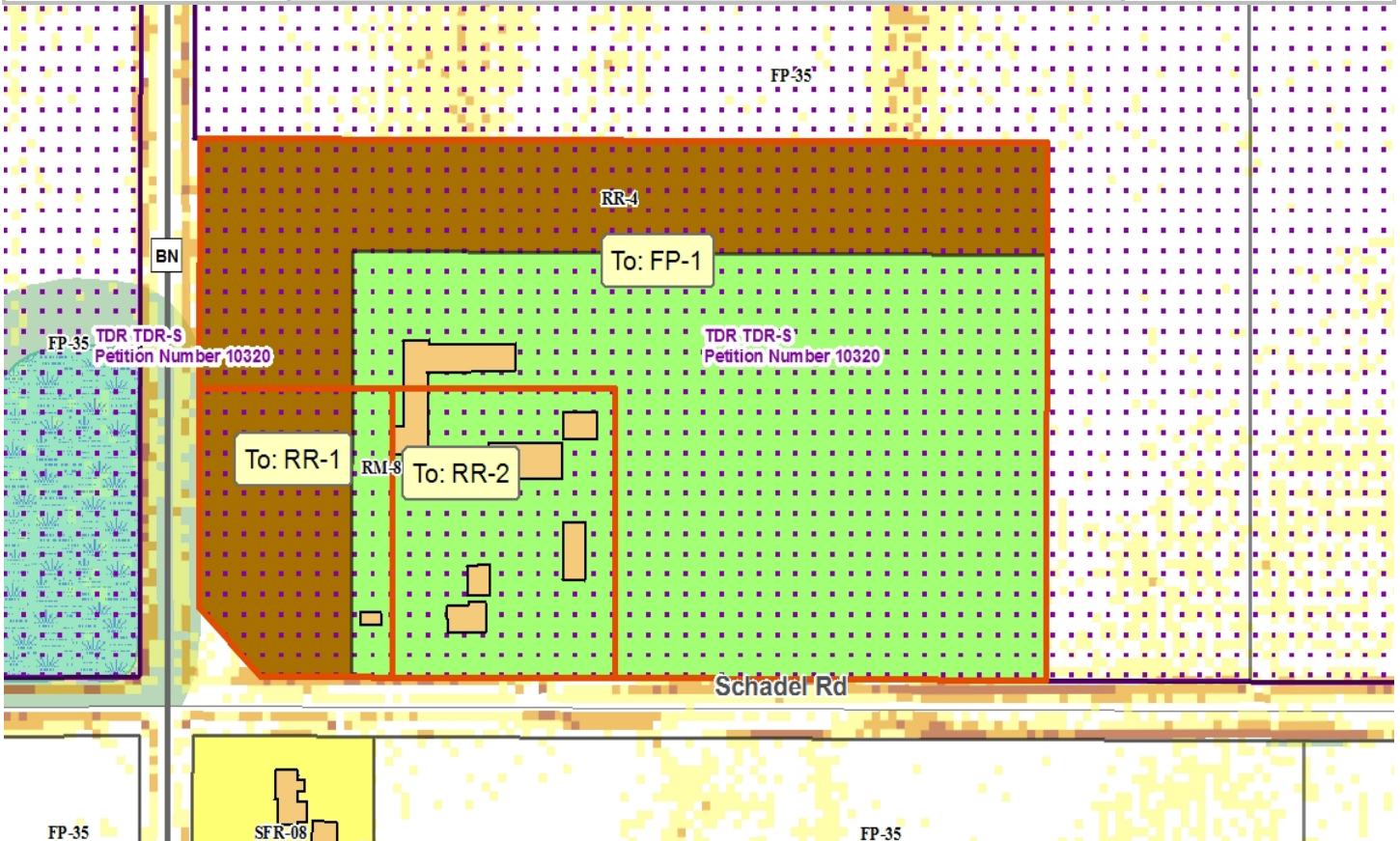
**COTTAGE GROVE,  
Section 36**

Applicant

**VINEY ACRES LLC**

Address:

**1834 SCHADEL ROAD**



**DESCRIPTION:** This petition will reconfigure the land to include two residential lots, both approximately 2 acres in size, and the 3<sup>rd</sup> will be a 10 acre farmland preservation (FP-1) lot. Currently there are two lots, one RR-4 and one RM-8, and they are not well configured.

**TOWN PLAN:** The town uses a density policy of one residential development unit (RDU) per 35 acres owned as of 5/15/1982. The maximum size of new residential lots is 2 acres. Because they are only reconfiguring existing residential lots, this petition does not require the use of an RDU.

**TOWN:** On August 30<sup>th</sup>, the town approved with no conditions (see Town Action Report).

**STAFF:** Staff recommends approval.

If you have any questions or comments please contact Senior Planner Pamela Andros at (608) 261-9780 or [andros@countyofdane.com](mailto:andros@countyofdane.com)