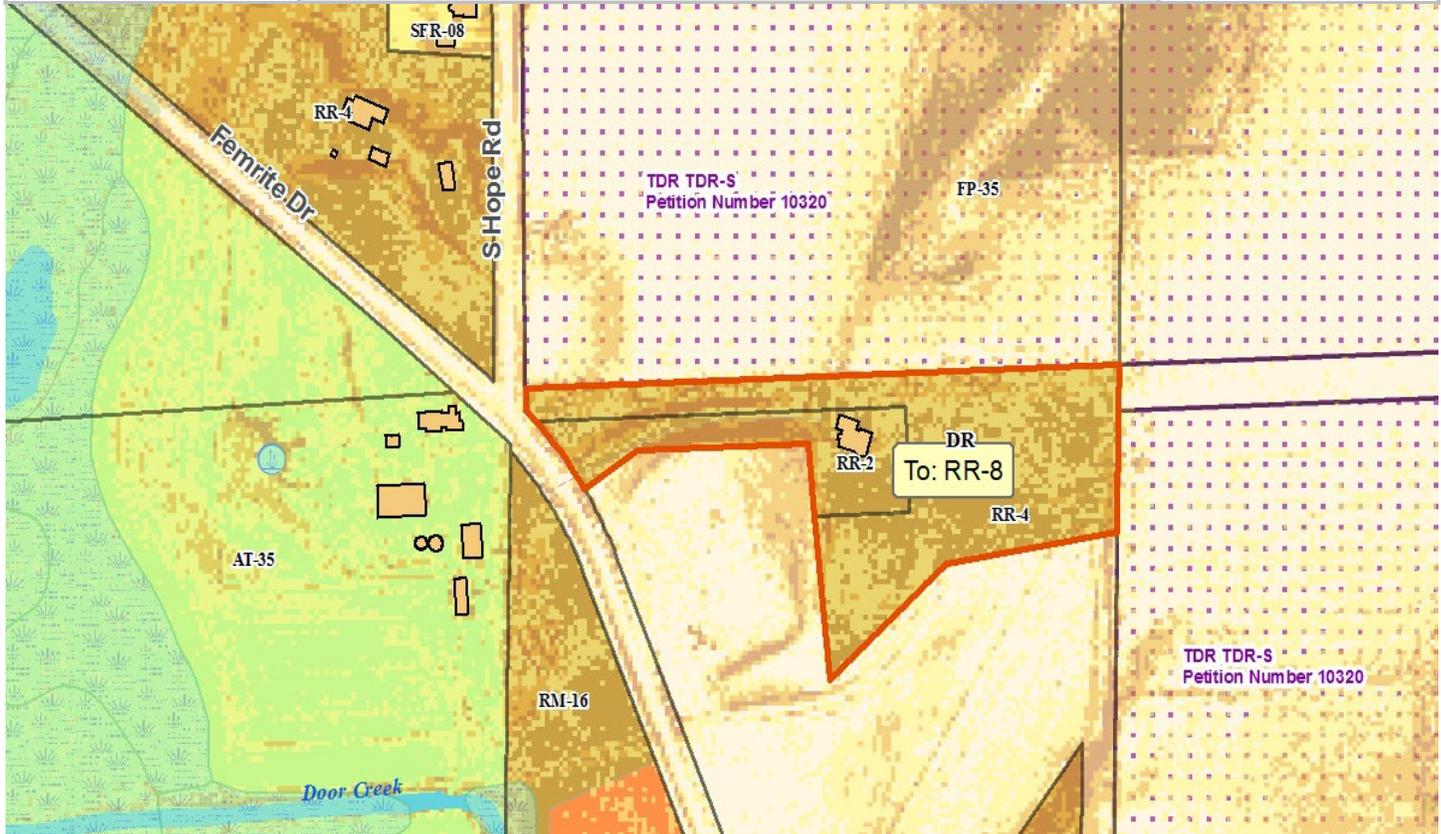


<p>Staff Report</p>  <p>Zoning and Land Regulation Committee</p>	Public Hearing: June 28, 2022		Petition 11851
	<u>Zoning Amendment Requested:</u> RR-2 Rural Residential District TO RR-8 Rural Residential District, RR-4 Rural Residential District TO RR-8 Rural Residential District		<u>Town/Section:</u> COTTAGE GROVE, Section 29
	<u>Size:</u> 2.0,6.1 Acres	<u>Survey Required:</u> Yes	<u>Applicant:</u> BRIAN R KORFMACHER / TARA RIPP
	<u>Reason for the request:</u> Consolidate existing residential lots		<u>Address:</u> 2896 FEMRITE DRIVE



DESCRIPTION: Applicants propose to consolidate two adjoining lots that they own into a single RR-8 zoned parcel totaling just over 8 acres. The applicants’ residence is located on the existing 2 acre RR-2 parcel, and the adjoining 6 acre RR-4 parcel is vacant. A new Certified Survey Map is proposed to effectuate the parcel consolidation.

OBSERVATIONS: Current land uses of the subject property are rural residential and open space. Surrounding land uses are agriculture / open space and scattered rural residences. No sensitive environmental features observed. No new development proposed. Note that there is a deed restriction on the vacant 6 acre parcel prohibiting residential development.

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

RESOURCE PROTECTION: No resource protection areas on the property.

STAFF: The current parcel configuration came about in 2006 following a rezoning and land division on the 8 acre property by the owner’s parents, Roger and Lynn Korfmacher. Town plan policies limit the size of new residential lots to no more than 2 acres in size, so in order to transfer a total of 8 acres, the 2006 proposal resulted in the creation of the 2

acre development parcel and the deed restricted / vacant 6 acre parcel. The purpose of the town policy is to limit the conversion of agricultural land to nonagricultural use and to also control where development occurs within the town's designated agricultural preservation area.

Current town plan policies provide additional flexibility to authorize the creation of larger lots. The relevant town policy states the following:

“Maximum lot size is 2 acres, except that the Town Board may approve a greater size due to unusual land configuration, to better protect farmland, for commercial uses, and/or to enhance rural or scenic character.”

The proposed parcel consolidation would not impact the potential future agricultural use of the property.

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

TOWN: Approved.