
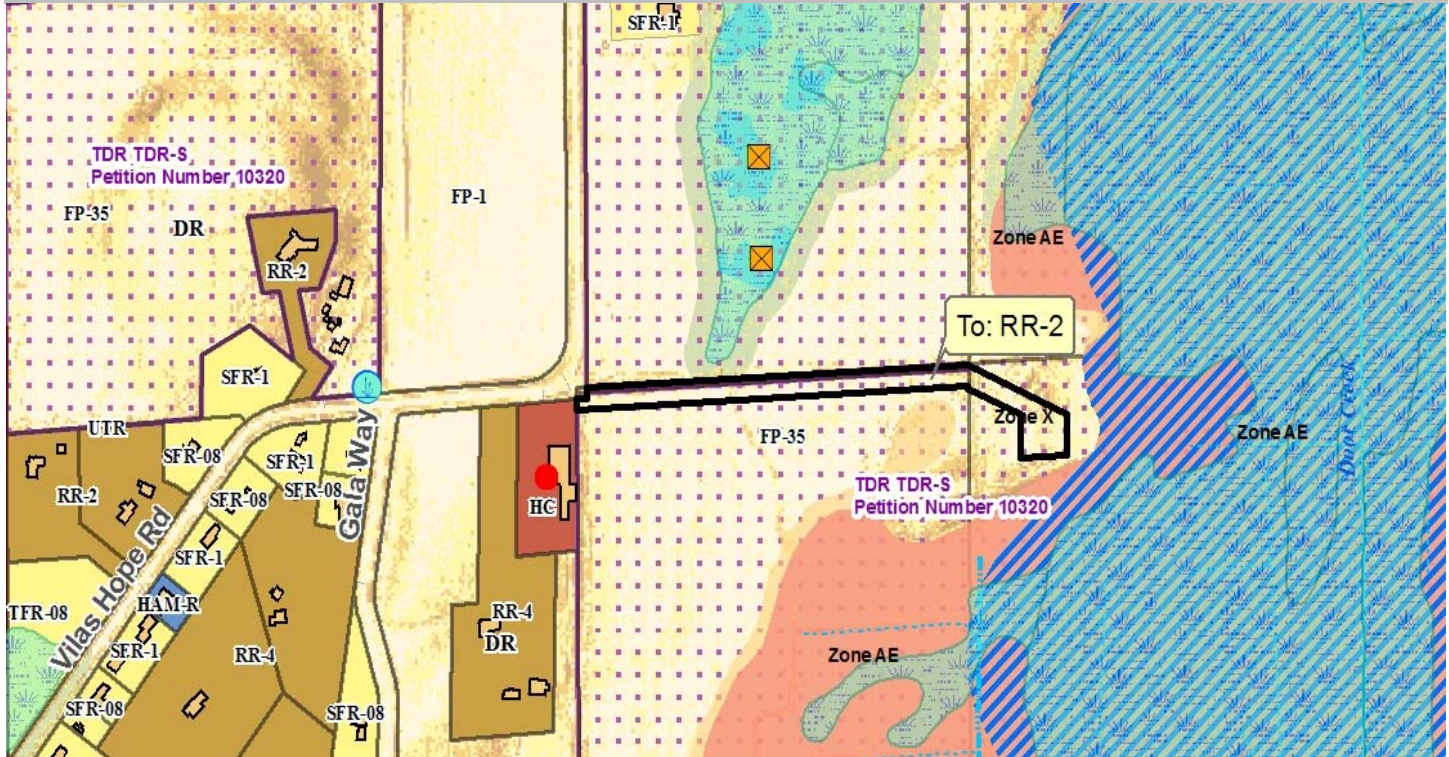


Staff Report  Zoning and Land Regulation Committee	Public Hearing: September 22, 2020		Petition 11582	
	<u>Zoning Amendment Requested:</u> FP-35 Farmland Preservation District TO RR-2 Rural Residential District		<u>Town/Section:</u> COTTAGE GROVE, Section 19	
	<u>Size:</u> 2 Acres	<u>Survey Required:</u> Yes	<u>Applicant:</u> KYLE J MATHEWS	
	<u>Reason for the request:</u> Creating one residential lot		<u>Address:</u> EAST OF 3934 VILAS HOPE ROAD	



DESCRIPTION: The applicant wishes to create a 2.86 acre single family residential lot.

OBSERVATIONS: The subject property is surrounded by a combination of single family residences, agriculture and open space/sensitive natural features. The proposal includes a very long driveway.

TOWN PLAN: The lot size exceeds the town’s maximum lot size of 2 acres. The plan does contain a provision regarding exceeding the 2 acre maximum in special circumstances.

RESOURCE PROTECTION: There are numerous sensitive nature features surrounding the proposed lot. It is located just outside of the shoreland zone.

CITY OF MADISON: Siting the location and configuration of the proposed lot, the City of Madison is opposed to this petition. The City does not believe that the lot pattern proposed by the land division is compatible with adjacent development patterns and does not maintain the general land development pattern of the area. The configuration of the proposed lot, a “flag” or deep residential lot, may also adversely affect the City’s ability to provide public services and install public improvements as the surrounding area develops over the next twenty or so years. *Please see the attached letter from the City of Madison.*

STAFF: Having enough space for a septic drainage field and back-up field is a concern. A certified soil test should be conducted. The applicant should have a soil test done in the proposed area to be certain there are suitable soils and the

location fits with plans for development. Reconfiguring the lot, placing it closer to the road, is advised. Any questions about this petition or staff report please contact Curt Kodl at (608)266-4183 or kodl@countyofdane.com

TOWN: As of September 4th, we have not yet received a Town Action Report.